



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**221/8 PORTOBELLO HIGH STREET**

Portobello, Edinburgh, EH15 2AN





Forming part of a retirement development on Portobello High Street, converted from a handsome, C-listed former church building with an extension to add capacity, this one-bedroom first-floor flat offers an ideal choice for the over 60s (or 60 and 55 if applying as a couple), with excellent amenities on the doorstep and within easy reach. These include a range of shops, everyday essential services, a leisure centre, golf course, the beach and promenade, and transport links across the city and further afield.

Extras: Integrated appliances comprising an oven, hob, and extractor fan will be included in the sale. Freestanding goods comprising a fridge/freezer, washing machine, and microwave can also be included if required. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- First-floor retirement flat in Portobello
- Excellent location with fantastic amenities
- Secure shared entrance, stairwell and lift service
- Hall with built-in storage
- Southwest-facing living/dining room
- Attractive fitted kitchen
- Spacious double bedroom
- Bright shower room
- Private residents' parking adjacent
- Shared residents' lounge
- 24/7 CCTV and Careline alarm system



"THIS ONE-BEDROOM  
RETIREMENT FLAT  
ENJOYS A  
FANTASTIC LOCATION  
ON PORTOBELLO  
HIGH STREET."





EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

EAST LOTHIAN

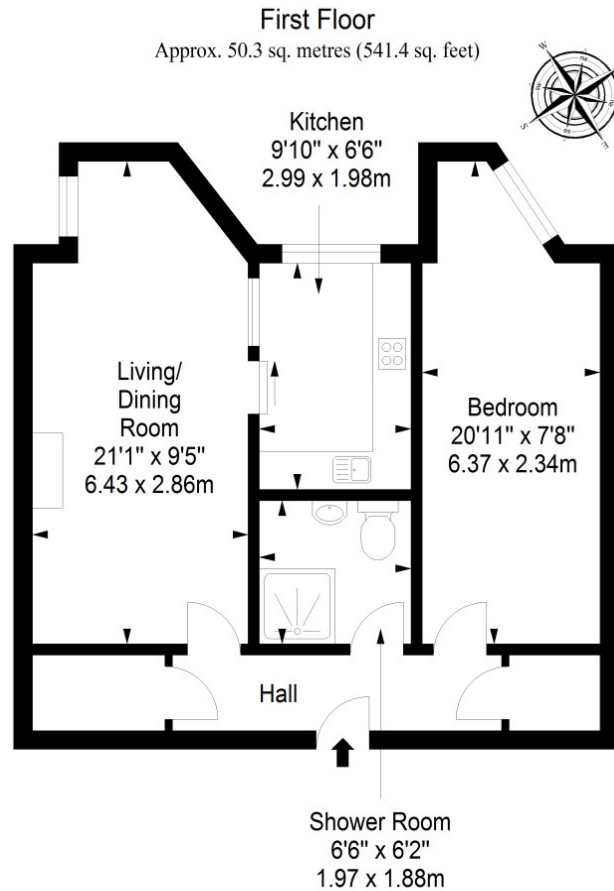
33 Westgate  
EH39 4AG  
01620 893 481

DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

BORDERS

01890 880 008



Total area: approx. 50.3 sq. metres (541.4 sq. feet)

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