





## 10/3 Hope Lane North, Edinburgh, EH15 2PT

### Description

Beautifully presented, bright and generously proportioned two bedroom first floor flat in a quiet street, ideally placed for the excellent local amenities including Portobello Beach and the Promenade. The property is in move-in condition and benefits from gas central heating and double glazing. It is entered via a secure door entry system through a well-maintained communal stair.

The accommodation comprises:

- Entrance hall with oak flooring and storage cupboard; further cupboard housing the central heating boiler
- Good sized double bedroom with cornicing and oak flooring
- Partially tiled modern bathroom, fitted with a bath with shower over, pedestal wash basin and WC; heated towel rail
- Well equipped fitted kitchen with a range of wall and base mounted units, laminate worktops with inset stainless steel sink, tiled splashback and appliances including gas hob, electric oven and washing machine
- Further well-proportioned double bedroom with window facing west and cornicing
- Box room / study
- Generous sitting room with windows to the front, electric fire and oak flooring



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Location

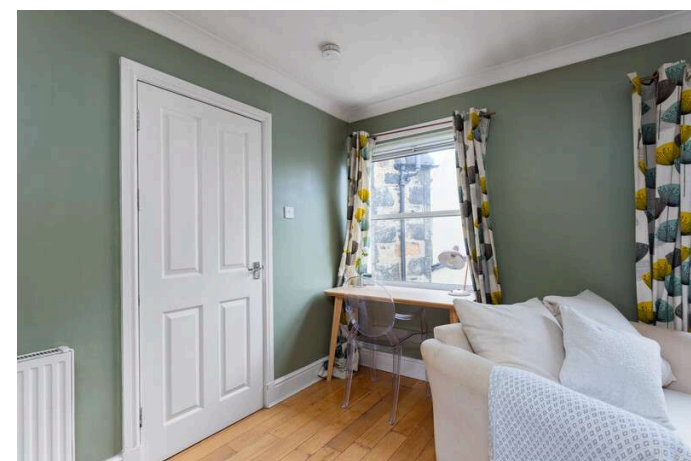
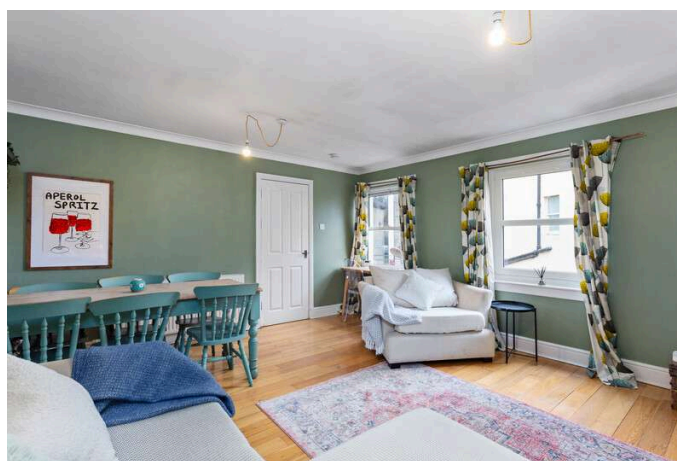
The fashionable seaside suburb of Portobello has excellent amenity locally including white sandy beaches, a vibrant High Street with a fantastic selection of cafés, restaurants and independent retailers. It was voted the best place to live within Edinburgh by the Sunday Times in 2023. Leisure facilities include a local golf course, fitness classes on the beach, swimming pool and well-equipped gym. Ford Kinnaird Shopping Centre is close by and offers a vast choice of retail outlets, restaurants, cafés and cinema. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient. It is in the catchment area for the popular Towerbank Primary School and well regarded Portobello High School.

### Extras

The fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

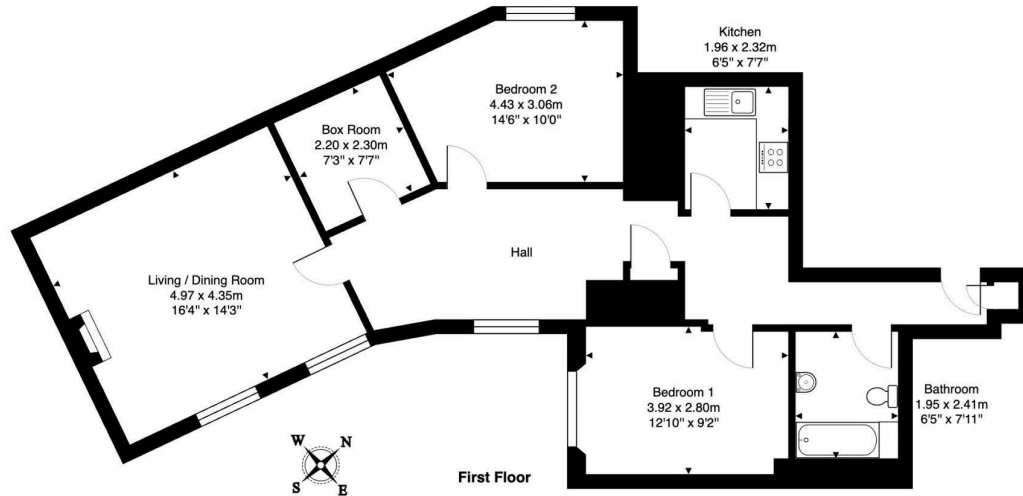








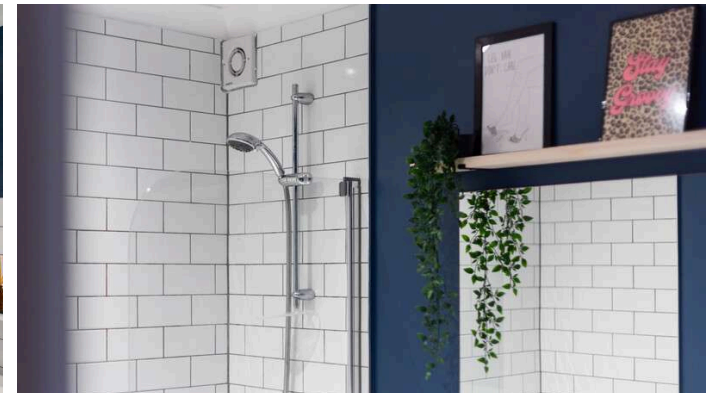
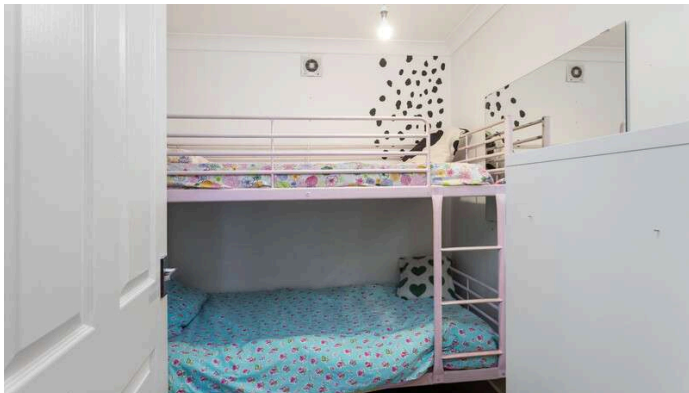




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Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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