

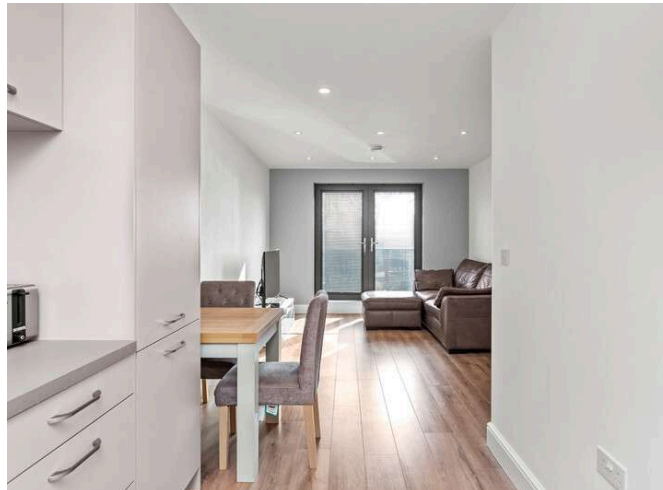


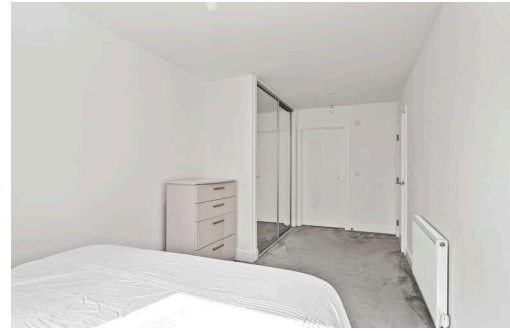
275/15 Portobello High Street
Edinburgh, EH15 2BF

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"275/15 Portobello High Street is an immaculate, two bedroom second floor flat situated in the heart of Portobello "

- WELL MAINTAINED STAIRWELL
- LIFT ACCESS
- ENTRANCE HALLWAY
- LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL ROOF TOP TERRACE
- UNRESTRICTED STREET PARKING
- GREAT TRANSPORT LINKS





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of Nurseries, Primary and Secondary Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Yoga & Pilates centre right on the doorstep, the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Figgate Park and Pond are very nearby for a relaxing stroll. Likewise Portobello beach is a few minutes walk away.

COUNCIL TAX

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

DESCRIPTION

275/15 Portobello High Street is an immaculately presented two bedroom, second floor flat ideally situated within a few minutes walk of Portobello beach and promenade.

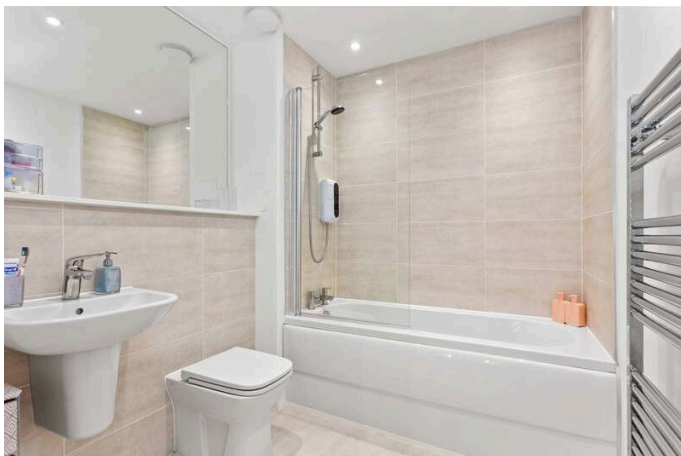
The accommodation, which is in move-in condition, is entered via a well maintained stairwell with lift access and comprises: welcoming entrance hallway with spacious cupboard off; bright open plan living/ dining/ modern fitted kitchen; double bedroom one with built-in mirrored wardrobe and ensuite shower room off; double bedroom 2 with built-in mirrored wardrobe and contemporary bathroom with electric shower over bath.

The property benefits further from: gas central heating; double glazing; communal roof top terrace with beautiful open views and seating area; secure shared bike storage; unrestricted street parking; excellent local amenities; great transport links.

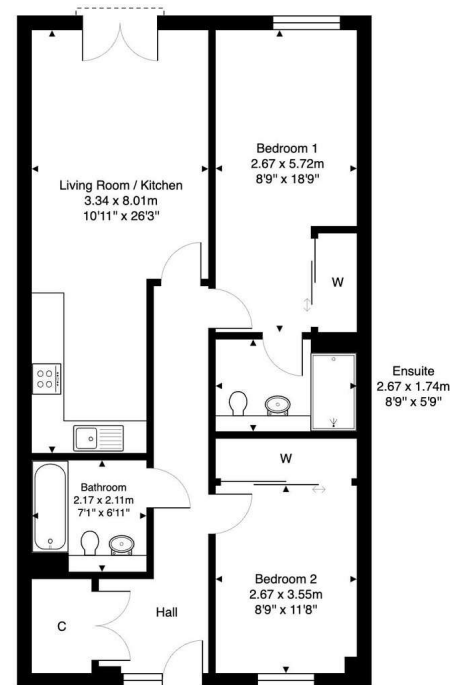
EPC RATING

The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



275/15 Portobello High Street, Edinburgh, EH15 2BF



Second Floor

Total Area: 74.9 m² ... 806 ft²

All measurements are approximate and for display purposes only.

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