










Offers Over
£329,995

60/4 Bath Street

Portobello | Edinburgh | EH15 1HF

This impressive, beautifully presented second floor flat forms part of a handsome B-Listed traditional tenement in the fashionable Portobello district of the city, a stone's throw from the promenade with excellent views of Portobello beach.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal rear garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - C



Description

Offered to the market in true move-in condition, this delightful home, which has been upgraded in recent times to include a brand new kitchen, new radiators, flooring throughout, refurbishment of sash and case windows and re-decoration, shall undoubtedly appeal to a wide variety of buyers seeking a fantastic home in an excellent location with superb beach views. This is a must see to be fully appreciated, and early viewing is highly recommended! The lovely, light filled accommodation comprises; entrance hallway with storage provisions and pulley. There is an impressive bay-windowed lounge/diningroom with fantastic east facing beach views and features a fireplace incorporating the wood burner. The delightful, sunny breakfasting kitchen, again with delightful beach-front views, is fitted with a range of ample wall and base units with complementary worktops incorporating a breakfast bar, Belfast sink and Induction hob. There is a separate built-in double oven together with an integrated dishwasher and integrated washer/dryer. A large cupboard is situated within the kitchen, cleverly designed with integral recycling and offers excellent storage space. The large front-facing double bedroom is of generous proportions and is fitted with built-in wardrobes. The second bedroom is located to the side and has been cleverly designed with double platform bed with storage below, this space could also be utilised as a home office/study. The sizeable bathroom comprises of a white three piece suite with mains shower over bath and is fitted with a chrome ladder radiator. Further benefits include gas central heating with combi boiler, refurbished sash and case windows together with a secure entryphone system providing secure access into the communal stairwell.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, double oven and integrated appliances (dishwasher and washer/dryer).

Gardens and parking

There is a sunny, well maintained communal rear garden enjoying a west-facing aspect with two private bicycle storage spaces located within a locked shed/bike store. Unrestricted parking is available within the street and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

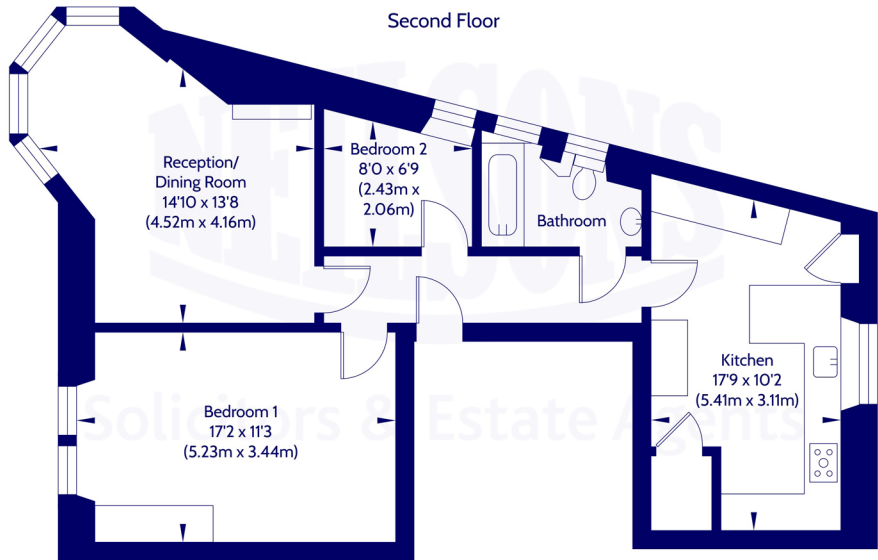
Portobello is situated to the east side of Edinburgh and provides excellent local shopping, banking and eateries on Portobello High Street. There is an Aldi store minutes from the property and Asda Hypermarket, Morrison Superstores, Meadowbank Retail Park and the Fort Kinnaird Retail Park all located close by. A regular bus service operates to and from the City Centre and to most surrounding areas. The City By-pass is within easy reach linking to the main motorway networks. Excellent leisure facilities are available including the beach and promenade, literally a stone's throw from the flat with Portobello swimming pool and Portobello Golf Course also close by.





Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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