





## 10 (2F1) Adelphi Grove, Edinburgh, EH15 1AP

### Description

Beautifully presented one bedroom second floor flat forming part of a traditional Victorian stone tenement within the popular area of Portobello, situated in a quiet street just off the main shopping parade and close to the Promenade and only 5 minutes from the beach. The property has been modernised and has a recently fitted kitchen and traditionally styled bathroom. It has a modern gas central heating combi boiler and UPVC double glazing. The property has many charming original period features and has lots of character. It has a pleasant open aspect over the bowling green to the front and has access to a shared garden to the rear of the tenement.

The accommodation comprises:

- Entrance hall with deep storage cupboard
- Generous living room with stripped wood flooring, ornate cornicing and Edinburgh press
- The kitchen has recently been fitted with a range of shaker style units with oak style laminate worktops with tiled splashback, inset composite sink and appliances including an electric induction hob, electric fan oven, washing machine and fridge freezer
- The partially tiled bathroom is fitted with a bath with mains pressure shower over, pedestal wash basin, WC and ladder towel rail
- The spacious double bedroom has stripped wood flooring, open shelved press and wardrobe with hanging space



### 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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EPC RATING  
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### Location

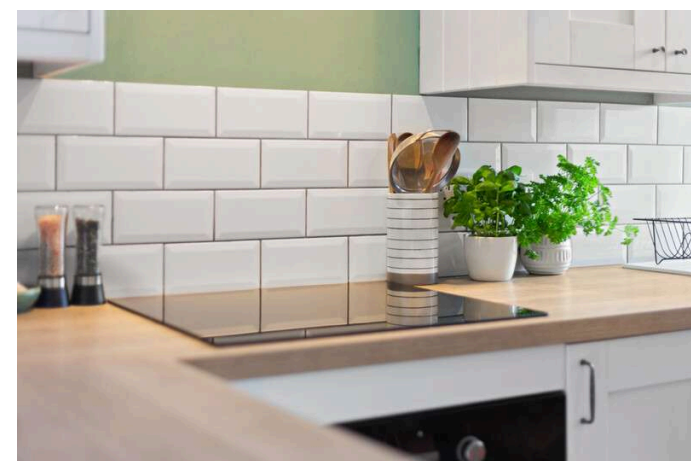
The fashionable seaside suburb of Portobello has excellent amenity locally including white sandy beaches, a vibrant High Street with a fantastic selection of cafés, restaurants and independent retailers. It was voted the best place to live within Edinburgh by the Sunday Times in 2023. Leisure facilities 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 A, however, please check with the local authority.







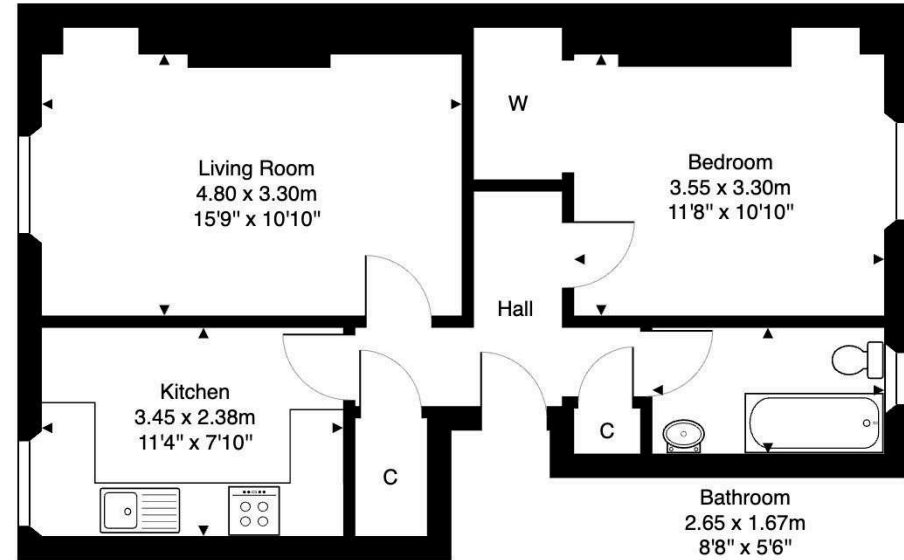








**10 (2F1) Adelphi Grove, Portobello, EH15 1AP**



**Second Floor**

Total Area: 50.2 m<sup>2</sup> ... 541 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:

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