



1/4 Rosefield Avenue

PORTOBELLO | EDINBURGH | EH15 1AT



MURRAY
BEITH
MURRAY



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1/4 Rosefield Avenue is a bright and spacious, two-bedroom flat situated just off Portobello High Street and a short walk from Portobello Beach & Promenade. Located on the 1st floor of a purpose-built block, the flat would make an ideal first-time-buy or rental investment.

Accommodation:

Welcoming hall with storage cupboard; living room / dining room with electric flame-effect fire; kitchen with a range of wall-mounted and floor-standing units; double bedroom 1 with built-in-wardrobes; double bedroom 2; shower room with a white three-piece suite.

Fully double glazed. Electric heating.

Outside:

Coal bunker. Communal garden to the rear.

Unrestricted parking in the surrounding streets.

Extras

All fixtures and fittings are included in the sale and whilst believed to be in working order, however this is an executry sale and no warranties will be given regarding white goods, including cooker, fridge freezer and washing machine.

From 1 February 2022, residential properties in Scotland are required to have installed a system of inter-linked smoke alarms that comply with BS EN14604:2005 and heat detectors that comply with BS 5446-2:2003, together with carbon monoxide detectors that comply with British Kitemark EN50291-1. No warranty is given that any interlinked system has been installed in this property that complies with the above.

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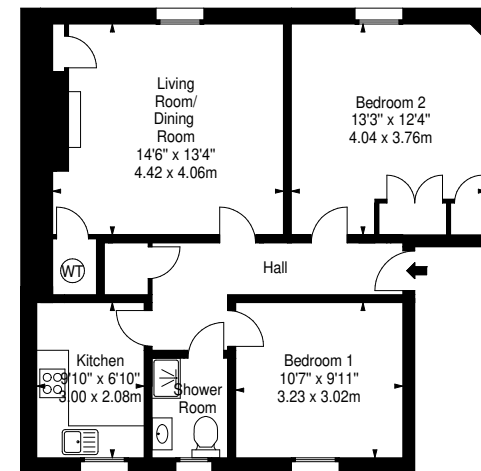
The following note is of crucial importance to intending viewers and/or purchasers of the property.
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities.
3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs.
4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
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7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.
8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers.
9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Rosefield Avenue, EH15 1AT



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M
For identification only. Not to scale.
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First Floor



Location

Portobello is a vibrant and thriving village to the east of Edinburgh, well-known for its excellent local amenities and 2-mile-long sandy beach and promenade overlooking the Firth of Forth. Portobello High Street features a wide range of shops and services including banks, supermarkets, numerous cafes and restaurants. Further retail outlets are easily available at Fort Kinnaird Retail Park and historic Musselburgh also provides a great selection of boutique shops, cafes, restaurants and local amenities. Regular bus services, 44, 113 and 124, run from Milton Road East to and from the city centre, and Brunstane Train station is also close by, providing regular services to Edinburgh Waverly in approximately 7 to 10 minutes. Leisure and recreational facilities include Portobello's fine beach and promenade offering a swimming centre, gymnastics and soft plays centres and a sailing and kayaking club. Arthurs' Seat and the wide-open spaces of Holyrood Park and some great local golf courses including Duddingston Golf Club are also easily accessible. Schooling is well presented from nursery to senior level and the property is also conveniently located for the Jewel & Esk Campus of Edinburgh College and the Queen Margaret University Campus.