



**32/8 Kings Road**  
Edinburgh, EH15 1DY

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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.

## 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. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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 nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, Puregym, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

## DESCRIPTION

32/8 Kings Road is a beautifully presented one bedroom second floor flat, forming part of a traditional tenement building situated a short walk from Portobello beach and promenade. The accommodation, which would be ideal as a first time buy or buy to let investment, comprises: well maintained shared stairwell; entrance hall; welcoming living /dining room with well-equipped fitted kitchen and shower room off; bright and spacious double bedroom and WC with window off hallway. Further benefits include: gas central heating; double glazing; communal rear garden; unrestricted street parking; short walk to Portobello high street; excellent local amenities and great transport links. The energy efficiency rating for this property is band C.

## COUNCIL TAX

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

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Second Floor

Total Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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