

**44/9 Kings Road**  
**Edinburgh, EH15 1DX**



# "44/9 Kings Road offers a beautifully presented one-bedroom top-floor flat in a traditional tenement"

- SECURE DOOR ENTRY
- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM/KITCHEN/DINER
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO BEACH







### 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

### COUNCIL TAX

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



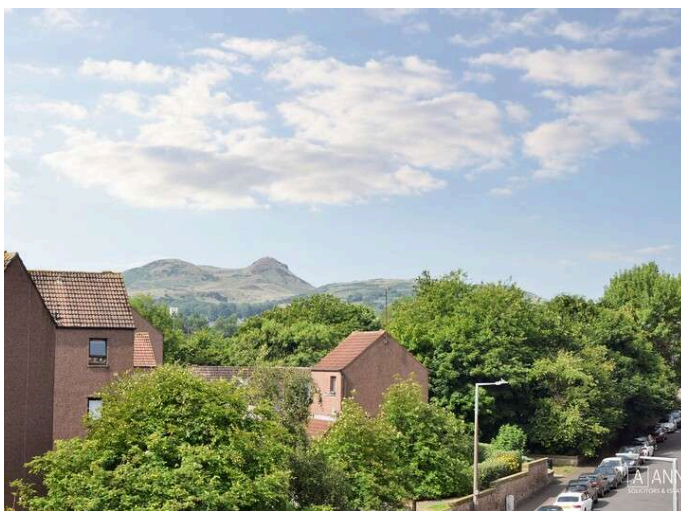
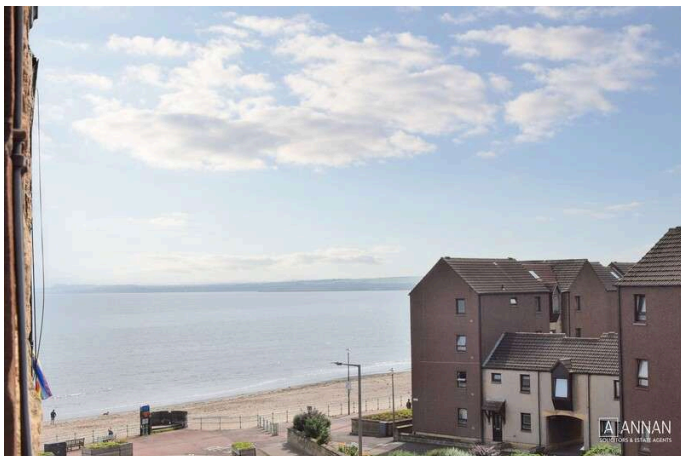
### DESCRIPTION

44/9 Kings Road offers a beautifully presented one-bedroom top-floor flat in a traditional tenement building, just a short walk from Portobello beach and promenade. Ideal for first-time buyers or buy-to-let investors, the accommodation comprises: a well-maintained shared stairwell with secure entry system; entrance hall with a generous storage cupboard off; bright and spacious living/dining room, with beautiful aspects of the Firth of Forth and Arthurs Seat, with an adjacent well-equipped kitchen; generous double bedroom with feature fireplace and a tiled wet room with mains fed shower, heated towel rail and window. Additional features include gas central heating; double glazing; communal rear garden and unrestricted on street parking. The flat is also a short walk from Portobello High Street, offering excellent local amenities and great transport links.

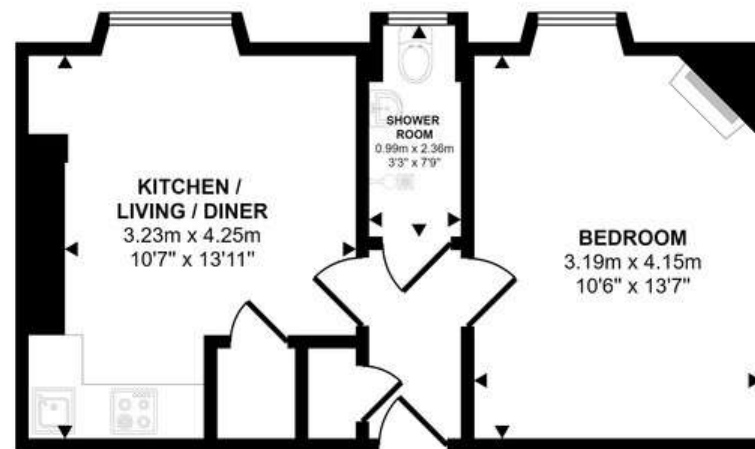
### EPC RATING

The energy efficiency rating for this property is band C

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.



Approx Gross Internal Area  
36 sq m / 385 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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