





Situated on the bustling Portobello High Street, this spacious three-bedroom third-floor flat in an attractive sandstone tenement building offers light-filled accommodation requiring some cosmetic upgrading and refurbishment, allowing new owners to personalise to their taste. The home boasts a southwest-facing living and dining room with a fireplace, an attractive kitchen, three spacious bedrooms with the principal benefitting from a wardrobe and a large recessed area (ideal for a home office), plus a modern family bathroom with a shower over bath. Externally, this seaside home comes with communal gardens, on-street parking, and easy access to excellent amenities such as shops, restaurants, a leisure centre, a golf course, the beach and promenade, and first-rate transport links. Extras: All fitted floor and window coverings, light fittings and fixtures, and integrated and freestanding kitchen appliances will be included in the sale. Please note that no warranties or guarantees will be provided for the appliances.



FEATURES

- Sunny third/top-floor tenement flat
- Outstanding location close to beach and shops
- Secure entry-system
- Neutral interiors with retained period features
- Hall with fitted storage
- Southwest-facing living/dining room
- Modern fitted kitchen
- Large principal bedroom with a wardrobe
- Two further bedrooms
- Family bathroom with shower over bath
- Communal rear garden
- On-street parking
- Gas central heating and double glazing







"THIS THREE-BEDROOM FLAT ENJOYS A DESIRABLE LOCATION ON PORTOBELLO HIGH STREET WITH ACCESS TO A WEALTH OF AMENITIES."





EPC RATING:



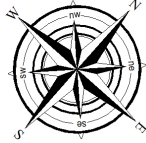
COUNCIL TAX BAND:



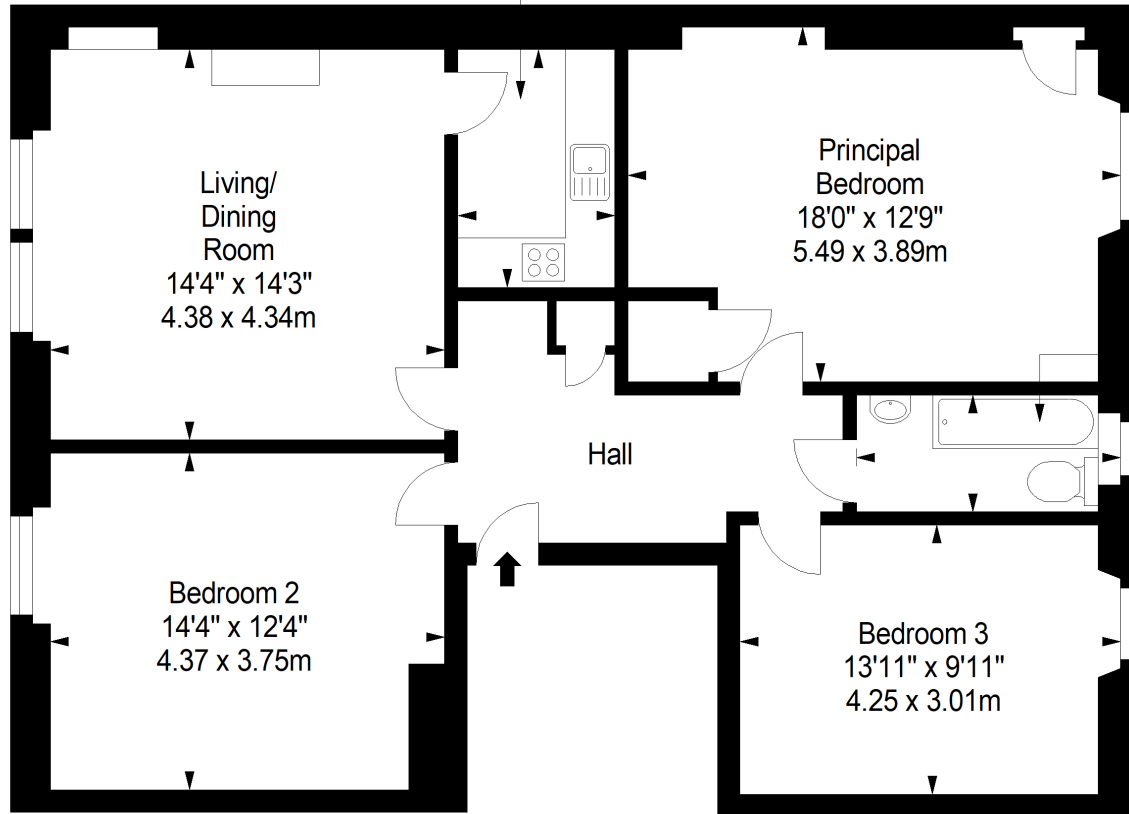
VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 90.1 sq. metres (969.9 sq. feet)



Kitchen
8'8" x 5'10"
2.64 x 1.77m



Living/
Dining
Room
14'4" x 14'3"
4.38 x 4.34m

Principal
Bedroom
18'0" x 12'9"
5.49 x 3.89m

Bathroom
9'8" x 4'2"
2.95 x 1.28m

Hall

Bedroom 2
14'4" x 12'4"
4.37 x 3.75m

Bedroom 3
13'11" x 9'11"
4.25 x 3.01m

Total area: approx. 90.1 sq. metres (969.9 sq. feet)



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