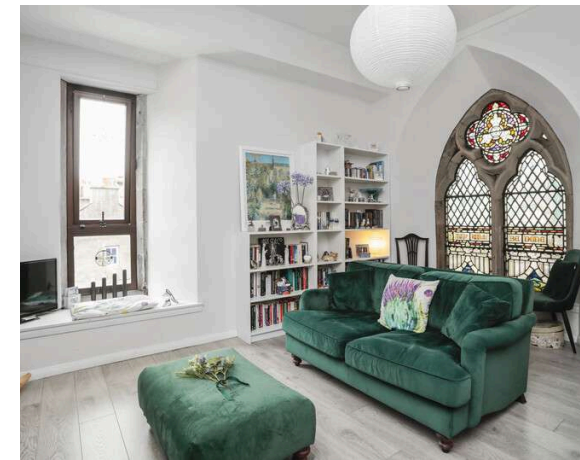




221/13 Portobello High Street, Edinburgh, EH15 2AN

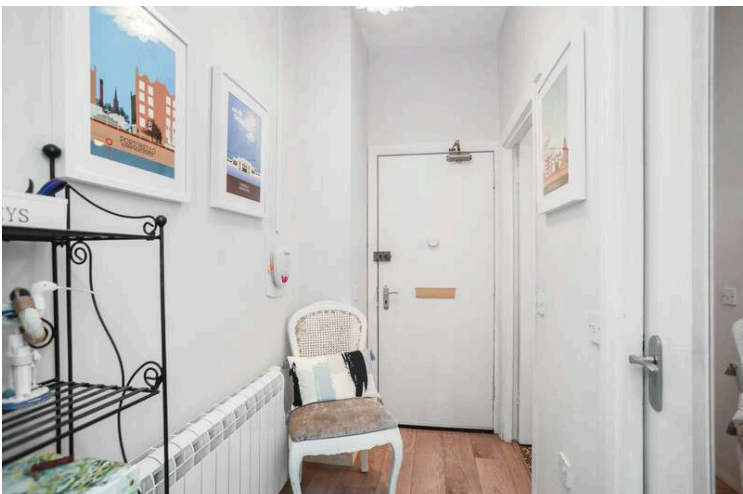
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Portobello High Street, rarely available this charming studio apartment located on the second floor forming part of the Windsor retirement development located in the highly sought after area of Portobello. Ideally positioned just a short walk from the famous Portobello beach and Promenade, and offering easy access to outstanding public transport links, this fantastic studio will offer immense appeal to those seeking the ideal retirement home and location. The property offers immense character with a fabulous original stain glass window in the lounge, presented to the market in excellent order throughout, we would recommend and early viewing.

- Reception hallway with a large walk in storage facility.
- Attractive open plan living room/bedroom with a fabulous stained glass window.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Bathroom presented as a shower room comprising WC, wash hand basin, shower cubicle and vanity storage.
- Eco electric heating.
- Residents gated parking area.
- Pleasant courtyard to the rear.
- Secure entry system.
- Residents must be at least 55 years old. There is an annual maintenance charge, which includes Building Insurance. Maintenance of the whole property is managed by factors and there is a part-time house manager.
- The development is now in phase three of repairs.





## Location

The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets on Portobello High Street, including a Sainsburys local, Bank of Scotland and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-side football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

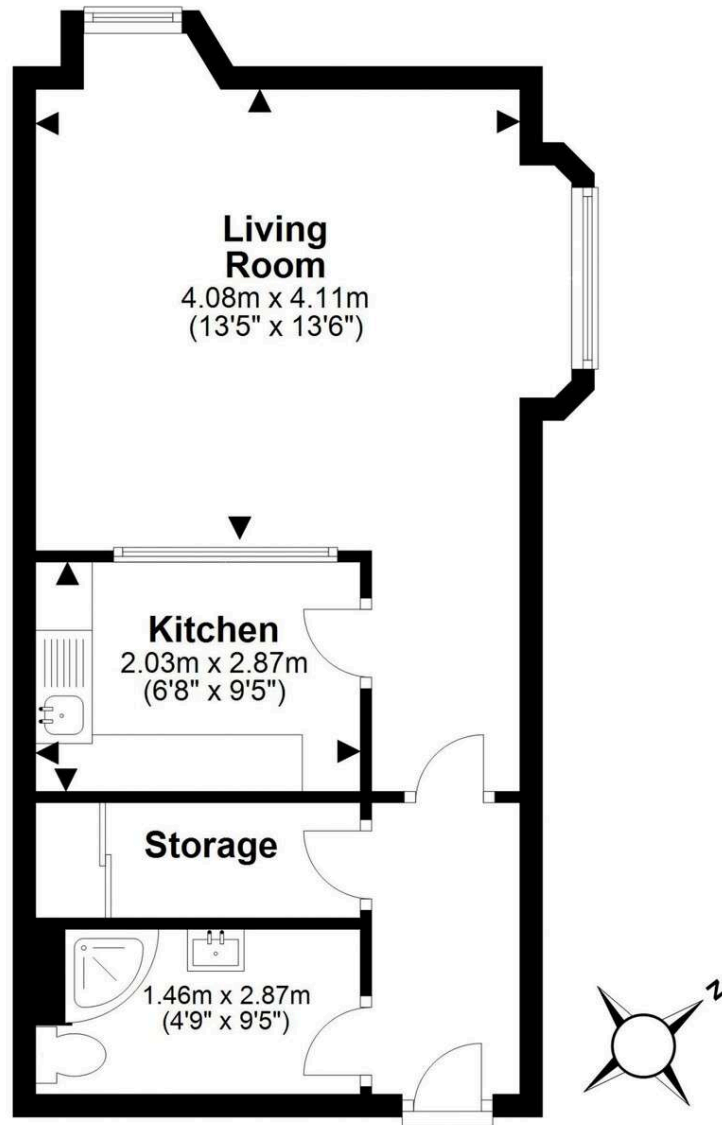
## Extras

Included in the sale are the integrated kitchen appliances, washer/dryer, fixtures & fittings and all floor coverings. Some items of furniture available by separate negotiation.

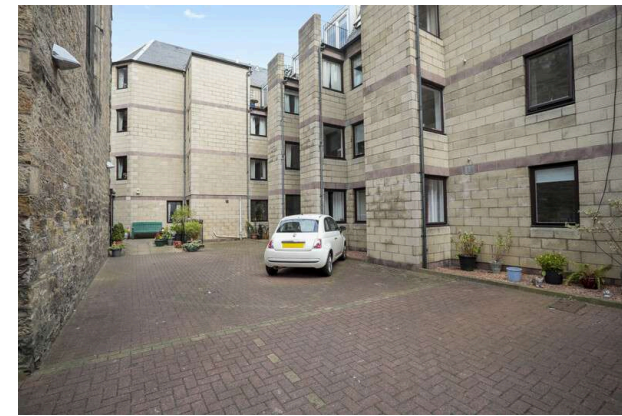
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

