





Welcome to a beautiful one-bedroom fifth/top-floor apartment which forms part of the sought-after development, The Strand @ Portobello by Barratt Homes. Finished to exceptional standards and with modern finishings, the home is presented throughout in crisp white providing buyers with an attractive blank canvas. Furthermore, the residence is set within easy reach of all the coastal suburb offers, including supermarkets, restaurants, and bars, as well as excellent transport links and the stunning local beach. It offers a relaxed seaside lifestyle just a short 15 minutes' drive from the thriving heart of Edinburgh city centre. Extras: integrated kitchen appliances (electric hob, raised oven, fridge/freezer, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A stylish fifth/top-floor apartment
- Part of a contemporary development
- Situated in highly sought-after Portobello
- Short walk from the long sandy beach
- Impressive sea and Arthur's Seat views
- Modern neutral interiors throughout
- Secure entry and a convenient lift service
- Welcoming entrance hall with storage
- Spacious living and dining room
- Modern kitchen with integrated appliances
- Double bedroom with mirrored wardrobe
- Contemporary three-piece shower room
- Ample residents' parking







"A MODERN ONE-BEDROOM
FIFTH/TOP-FLOOR
APARTMENT WITHIN A
SOUGHT-AFTER
DEVELOPMENT IN
PORTOBELLO"

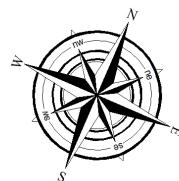




EPC RATING: C

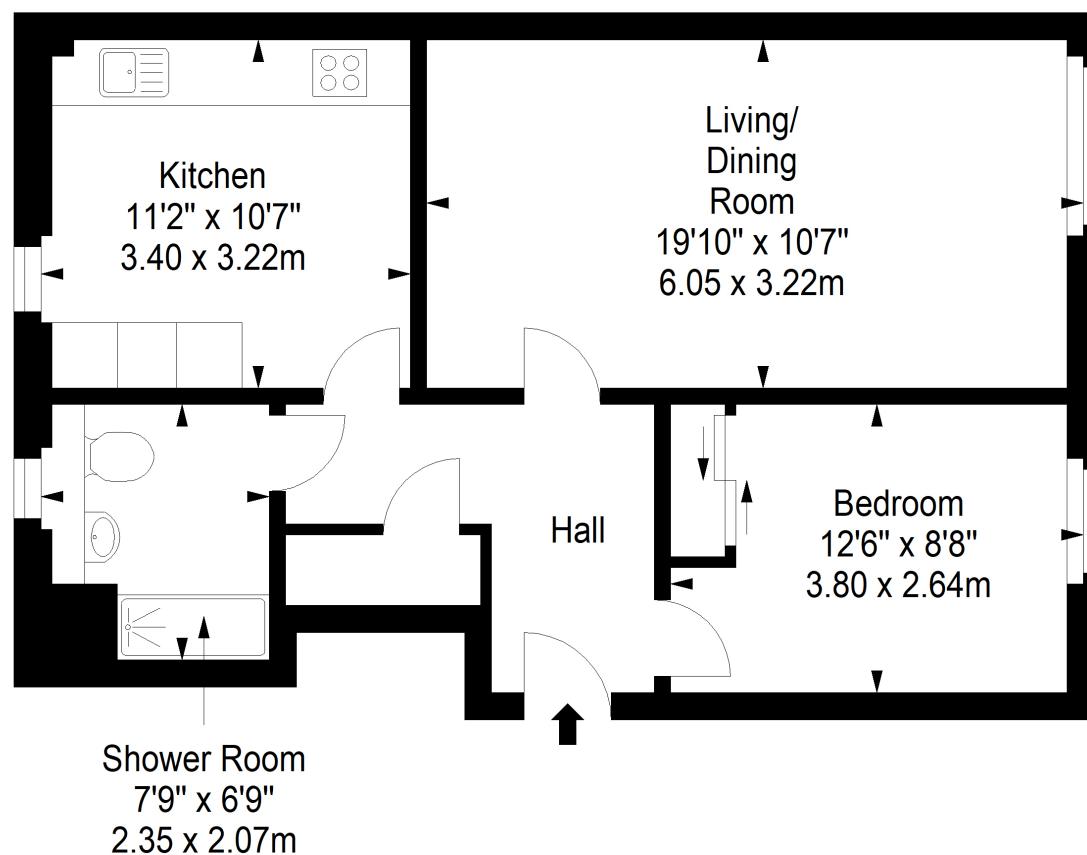
COUNCIL TAX BAND: C

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Fifth Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)



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