



50/8 Portobello High Street
EDINBURGH, EH15 1DA



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 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.

DESCRIPTION

50/8 Portobello High Street is a charming second floor flat boasting fantastic sea views to the rear and is well placed within the popular district of Portobello with a host of excellent amenities and transport links on hand.

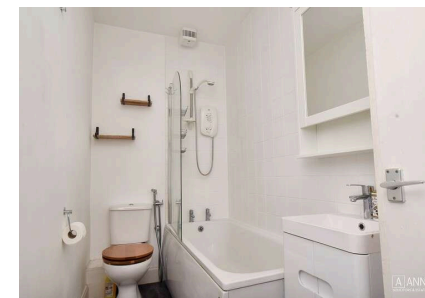
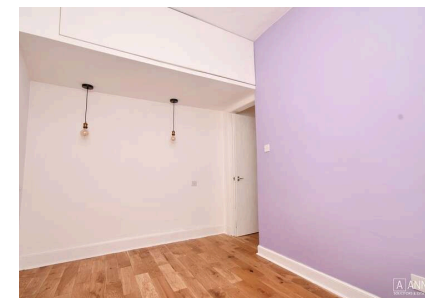
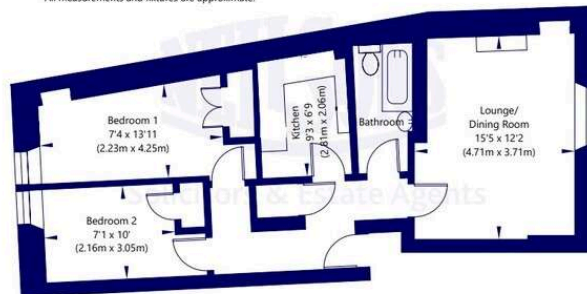
The accommodation comprises: secure entry system; shared secure entrance hallway; hallway with storage cupboard; bright and spacious dining lounge with feature fireplace and window with beautiful views, modern fitted kitchen with a range of upper and lower units; master bedroom with storage; second good sized bedroom and bathroom with white three piece suite including electric shower over bath. Further benefits include sash and case windows and electric heating.

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.

Not to scale. For illustration only.
Approx. gross internal area
57.63 SQ M / 620 SQ FT.
All measurements and fixtures are approximate.



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