



**GILSON GRAY**

LAW • PROPERTY • FINANCE

PRIVATE DEVELOPMENT  
RESIDENTS  
PARKING ONLY

**19/1 WESTBANK PLACE**

Portobello, Edinburgh, EH15 1UD



Located in the coastal suburb of Portobello, this two-bedroom duplex flat enjoys one of Edinburgh's most desirable addresses. The property is just a stone's throw from the beach, promenade, and vibrant high street, where bus services run into the city centre in just 20 minutes, day and night. The flat is set over first and second-floor levels, within a peaceful cul-de-sac development that includes communal garden grounds and residents' parking. It features a spacious southerly-facing reception room, good built-in storage, a contemporary kitchen, and a shower room. Extras: All fitted floor and window coverings and light fittings are included in the sale.

## FEATURES

- Quiet setting close to the beach and shops
- Modern duplex flat (first and second floor)
- Secure communal stairwell
- Entrance hall with storage
- Southerly-facing living/dining room with fireplace
- Bright modern kitchen
- Two double bedrooms with storage
- Modern shower room
- Neat communal garden grounds
- Residents' parking
- Gas central heating and double glazing



"THE PROPERTY IS JUST  
A STONE'S THROW  
FROM THE BEACH,  
PROMENADE,  
AND VIBRANT  
HIGH STREET."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

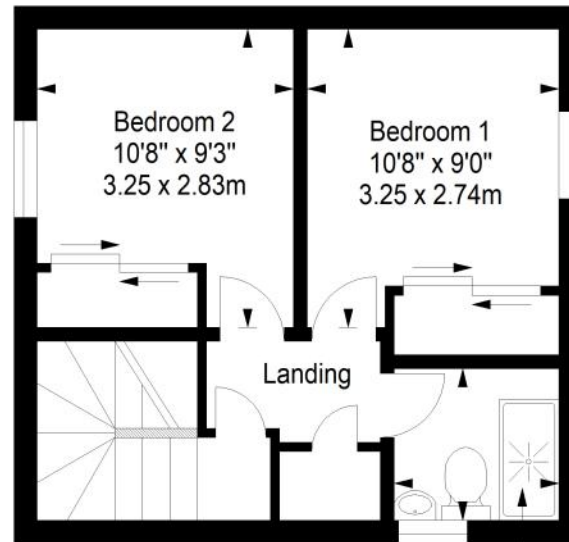
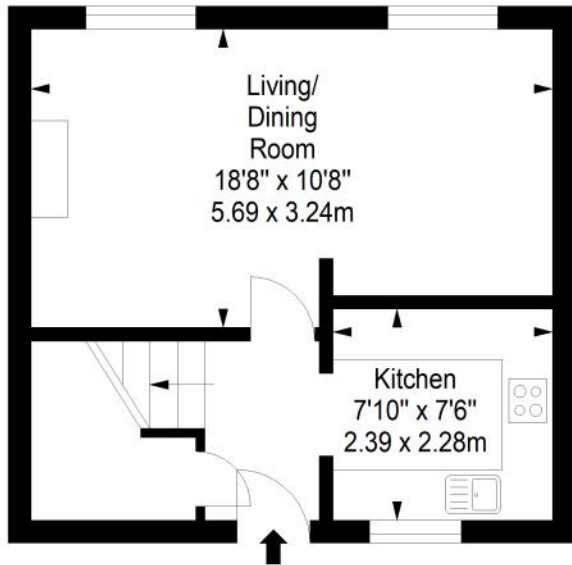


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First Floor  
Approx. 30.5 sq. metres (328.3 sq. feet)



Second Floor  
Approx. 30.5 sq. metres (328.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

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