



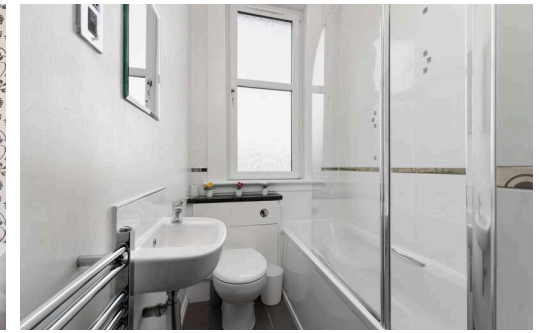
**9/5 Promenade Terrace**  
Portobello, Edinburgh, EH15 1DT



# "9/5 Promenade Terrace is a beautifully presented three bedroom flat with outstanding panoramic sea views"

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- ENSUITE BATHROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OPEN SEA VIEWS
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## 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.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

## DESCRIPTION

9/5 Promenade Terrace is a beautifully presented, three bedroom flat with outstanding uninterrupted sea views, forming part of a traditional tenement building situated directly on Portobello's Promenade.

Entered through a well maintained stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hall with two cupboards off; bright and spacious living room with bay window offering exceptional panoramic sea views, ornate cornicing and feature fireplace; internal kitchen with integrated gas hob and electric oven; generously proportioned double bedroom 1 with cupboard and ensuite bathroom with mains operated shower over bath; front facing double bedroom 2 with sea views; bedroom 3 / study and shower room with electric shower.

Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn; period features; great transport links; excellent local amenities including Portobello beach and High Street which are a short walk.

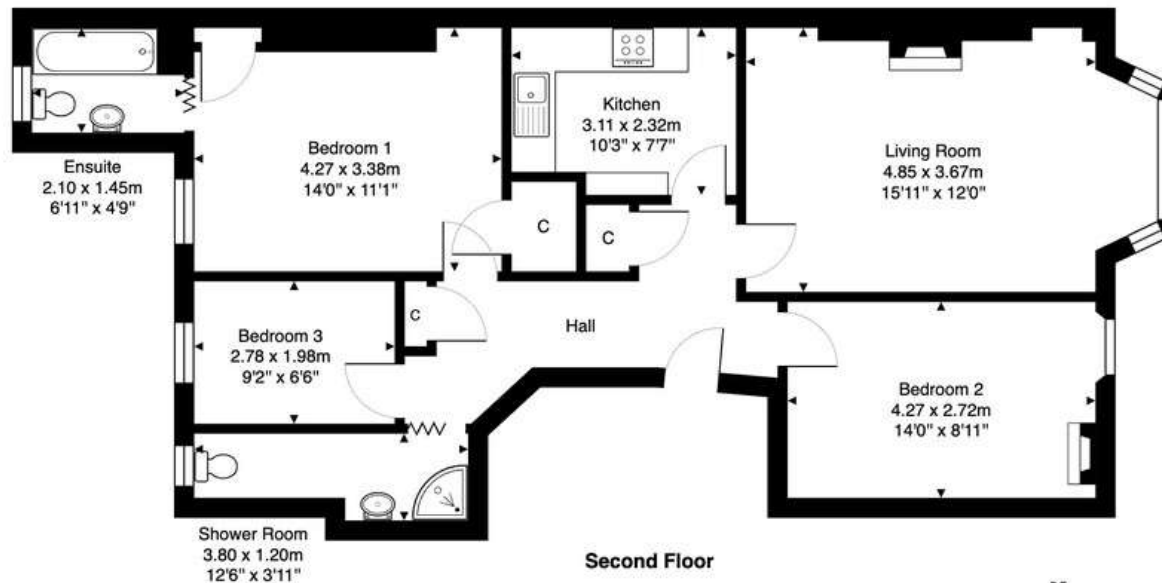
## EPC RATING

The energy efficiency rating for this property is band C

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.



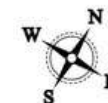
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Second Floor

Total Area: 79.7 m<sup>2</sup> ... 858 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**A** ANNAN  
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