



13 (3F3) Seafield Road East
Edinburgh, EH15 1EB

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"Seafield Road East is a spacious top floor flat, forming part of a traditional tenement building with superb open sea views"

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN / DINING ROOM
- BEDROOM I (DOUBLE)
- BOX ROOM / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- OPEN SEA VIEWS
- VIEWS OF ARTHURS SEAT
- SHORT WALK TO BEACH
- EXCELLENT LOCAL AMENITIES
- UNRESTRICTED STREET PARKING
- 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 B, however, please check with the local authority.

DESCRIPTION

Seafield Road East is a spacious top floor flat, forming part of a traditional tenement building with superb views overlooking Firth of Forth and Arthurs' Seat. Situated a short walk from Portobello Beach and Promenade, the property is ideally positioned to take advantage of excellent local amenities.

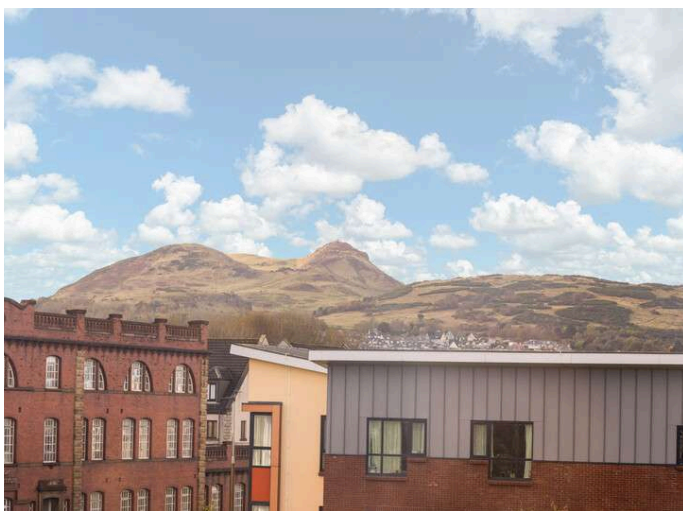
Entered through a well-maintained stair, via a secure door entry system, the accommodation comprises: entrance hallway with two cupboards off; bright and well proportioned living room with bay window and feature fireplace; good sized dining kitchen with open sea views and cupboard off; generous double bedroom with built-in wardrobes and overhead storage; box room / study with skylight and bathroom with electric shower over bath.

Further benefits include gas central heating, double glazing, communal rear garden laid to lawn, unrestricted on street parking and great transport links. Excellent opportunity for first time buyer or investor, early viewing is recommended.

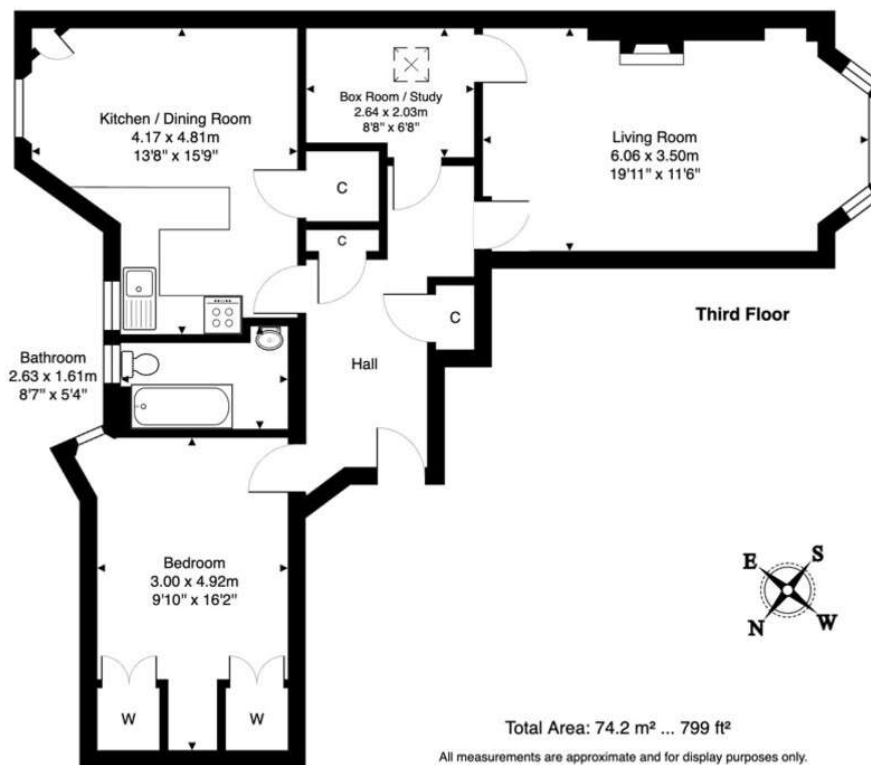
EPC RATING

The energy efficiency rating for this property is band D.

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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266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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