

9 (Flat 7) Adamslaw Place
Portobello, Edinburgh, EH15 1BL



"Adamslaw Place is a beautifully presented two-bedroom apartment on the third floor of a modern, factored residential development in the well-served district of Portobello"

- WELL MAINTAINED STAIR
- SERVICED LIFT
- ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GROUNDS
- SHARED SECURE BIKE STORAGE
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO BEACH





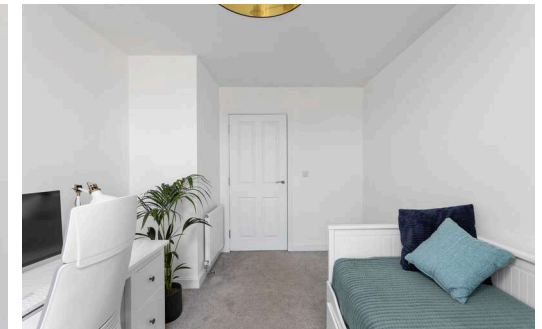
LOCATION

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 D, however, please check with the local authority.



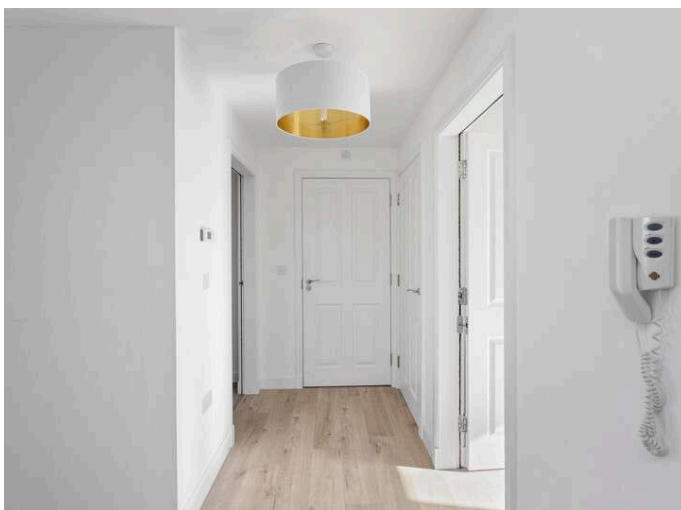
DESCRIPTION

Adamslaw Place is a beautifully presented two-bedroom apartment on the third floor of a modern, factored residential development in the well-served district of Portobello. The property is offered to the market in excellent condition, with early viewing highly recommended. The accommodation includes: a hallway with an entry-phone system and two built-in storage cupboards; a bright and spacious south-facing open-plan living/dining room with floor-to-ceiling windows that flood the space with natural light; stylish kitchen with white high gloss units and integrated appliances; double bedroom 1 features built-in mirrored wardrobes, carpeted flooring and an en-suite shower room with an electric shower, double bedroom 2; tiled family bathroom with a three-piece white suite and mains-fed shower over the bath completes the accommodation on offer. The development also offers a serviced lift, maintained garden grounds, shared secure bike storage and residents' parking. Additional benefits include gas central heating and double glazing throughout.

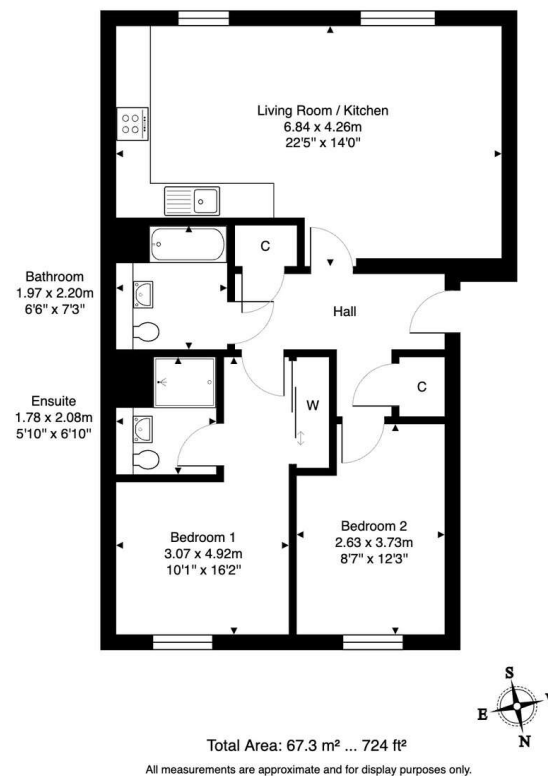
EPC RATING

The energy efficiency rating for this property is band B

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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