



15/2 Bridge Street, Edinburgh, EH15 1DB





## Welcome

A superb modern, two double bedroom apartment on the seafront at Portobello.

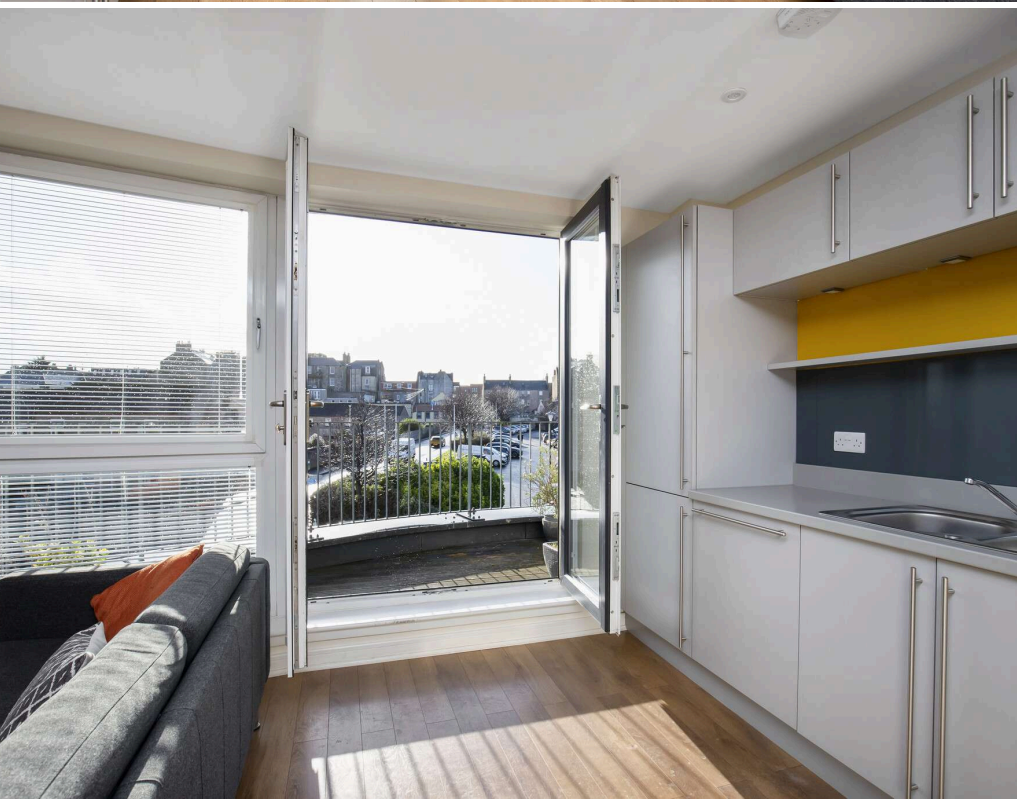
The property is situated on the first floor of this sought-after development and benefits from a large balcony, gas central heating, double glazing and an allocated underground parking space.

Internally the property is in excellent decorative order throughout with the layout comprising; hallway, open plan sitting and dining room with well-equipped open-plan kitchen that is fitted with a fridge/freezer, electric oven, microwave, induction hob, dishwasher and washing machine. There is a stylish breakfast bar island located in the kitchen, makes a welcoming social space. The generous principal bedroom with ample storage space via a built in wardrobe, is decorated in neutral tones. The second double bedroom is spacious and also offers excellent built in wardrobe space. The family bathroom comprises of three piece white suite and shower over bath.

The property has an allocated, underground, car parking space and is factored.

Viewing is by appointment only. Please call the agent directly to arrange a viewing.

Call 07884 247419.











## Portobello

Portobello has a lively High Street with independent shops and cafes as well as three supermarkets. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. 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 nursery, primary, and secondary schools. Towerbank Primary school being the catchment school. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel, Joppa tennis courts and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

## Extras

All integrated appliances and floor coverings are included in the sale.

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# Get in touch

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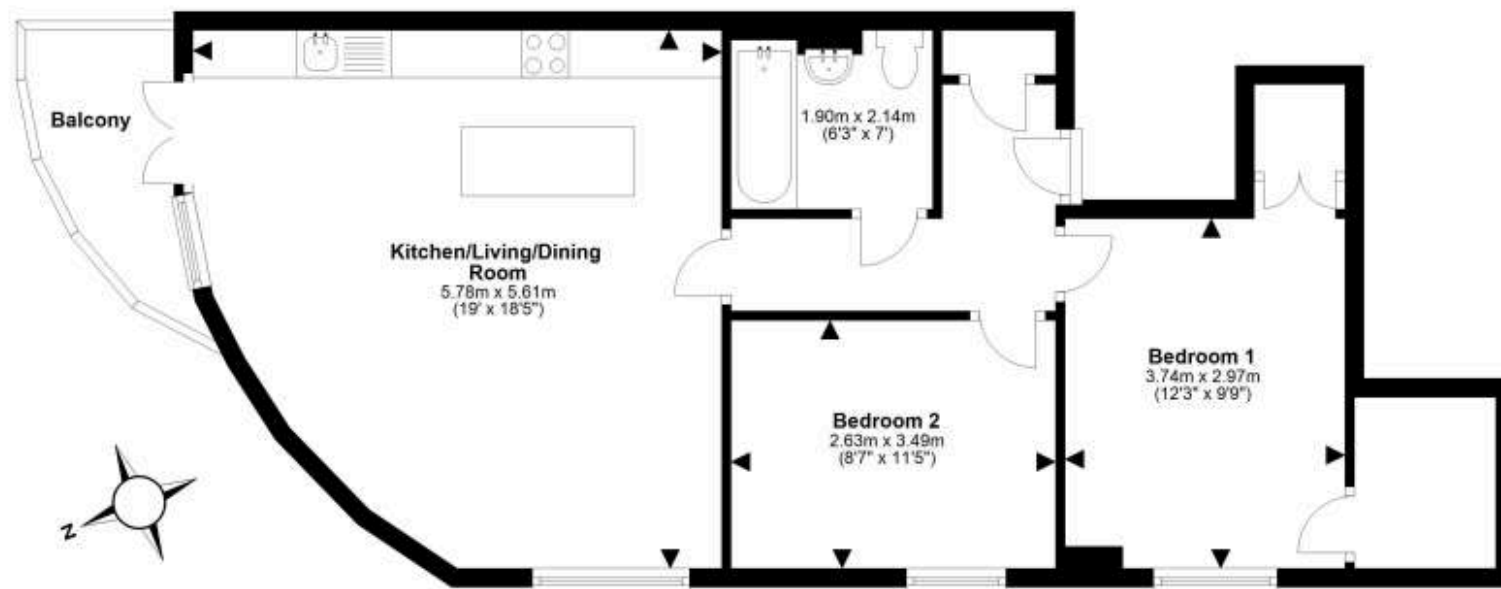
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

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Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.