



**52/10 Bath Street**  
Edinburgh, EH15 1HF

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*"Bath Street is an immaculately presented three bedroom top floor flat, situated within a minutes' walk of Portobello Beach"*

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- BEAUTIFUL OPEN SEA VIEWS
- SHORT WALK TO BEACH
- UNRESTRICTED STREET PARKING
- 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

Bath Street is an immaculately presented three bedroom top floor flat, forming part of a traditional tenement building situated within a minutes' walk of Portobello Beach.

The accommodation, which is offered in genuine move-in condition with breathtaking views, comprises: welcoming entrance hallway with cupboard off; bright and generously proportioned living room with impressive bay window offering sea views and ornate working fireplace; spacious and well-equipped kitchen with dining area and open views across Portobello Beach; sizable, rear facing double bedroom 1 with beautiful sea views; double bedroom 2; bedroom 3 / home office and contemporary bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn; unrestricted on street parking; excellent local amenities and great transport links.

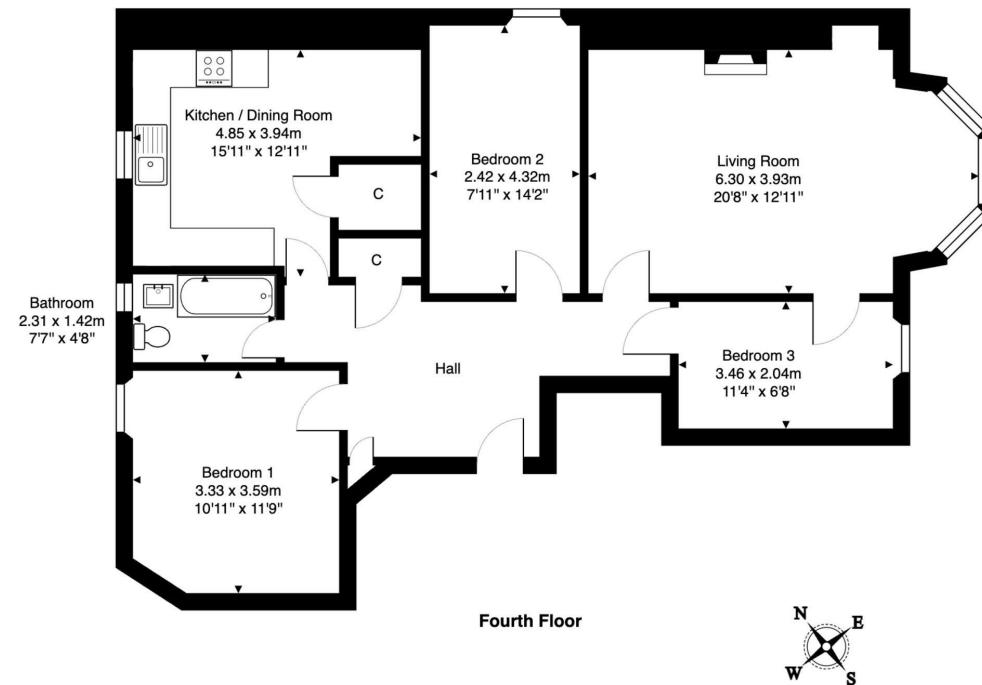
## EPC RATING

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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Total Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

**ANNAN**  
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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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