

COULTERS ©



16/1 HILLCOAT LOAN

PORTOBELLO, EDINBURGH, EH15 1UA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16/1 Hillcoat Loan is a two bedroom first floor flat positioned on a quiet residential development within the popular area of Portobello and a stone's throw away from Portobello Promenade.

KEY FEATURES



Well presented second floor flat



Two generous double bedrooms with built-in wardrobes



A stone's throw away from Portobello Promenade



Private residents parking



Within a short walk of Portobello High Street



Excellent local amenities within walking distance



EPC Rating - D



Council Tax Band - C





The property comprises of a welcoming hall with great cupboard space, kitchen with a range of wall and floor mounted cabinets and and looks out to the rear of the building. The kitchen leads into the bright and spacious sitting room.

The two generous double bedrooms with built-in wardrobes and three piece partially tiled bathroom with overhead shower complete the accommodation.

The property further benefits from modern electric heating, double glazing, secure door entry system and private residents parking.



THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

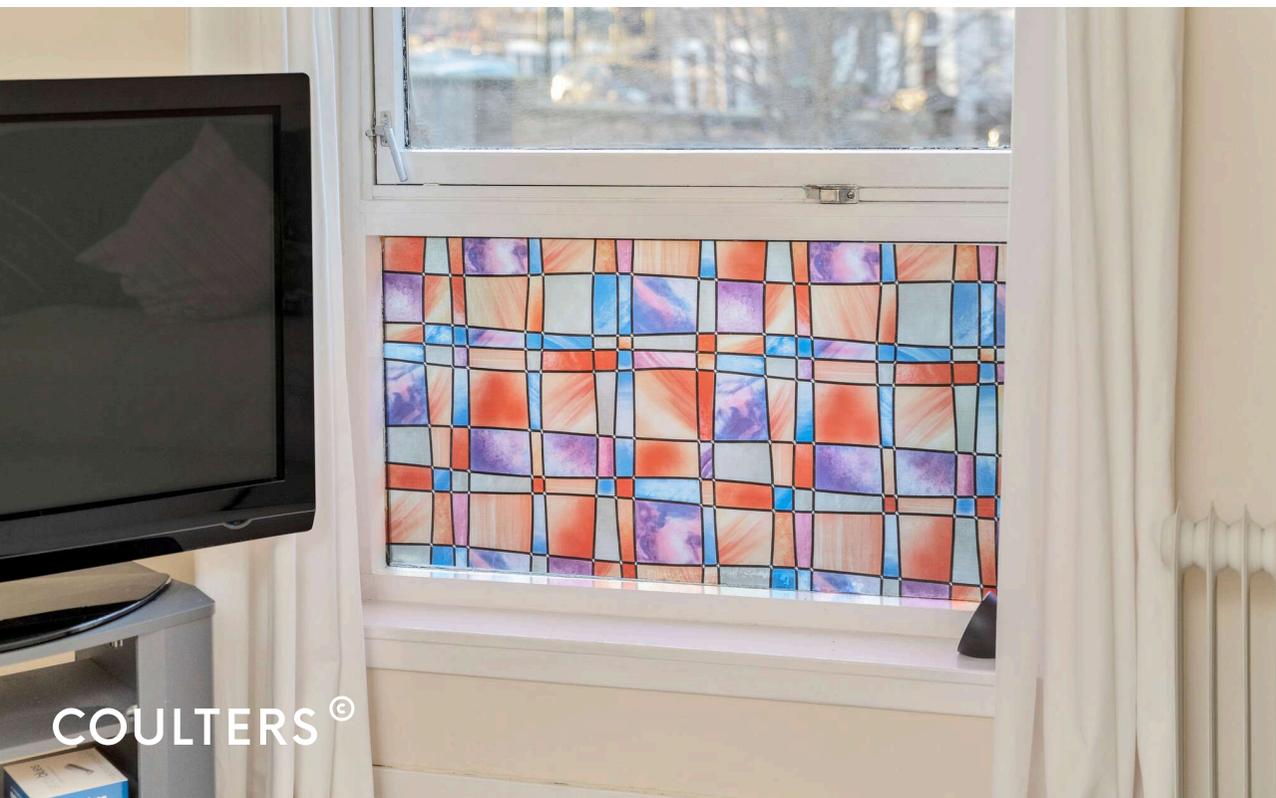
The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reached within a 10-15 minute walk.

EXTRAS

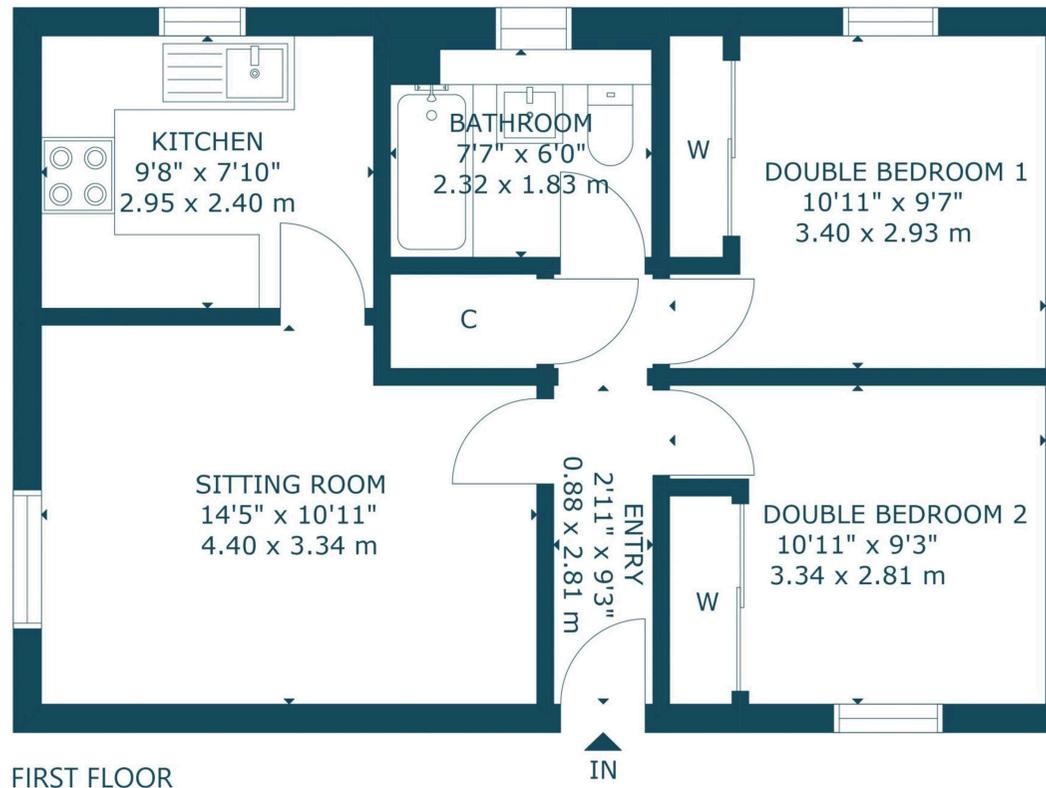
All light fittings, fitted flooring and integrated appliances are included in the sale price. All furniture is available by separate negotiation.

The building is factored by James Gibb with a quarterly charge of £50.

HOME REPORT VALUATION: £190,000







FIRST FLOOR

IN

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 581 SQ FT / 54

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.