



**27, 2F3 Marlborough Street**  
**Edinburgh, EH15 2BD**

**A**

# *"27, 2f3 Marlborough Street is a bright, recently modernised and beautifully presented second-floor flat"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOUBLE BEDROOM
- BOX ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES
- EXCELLENT 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.

The energy efficiency rating for this property is band C



### DESCRIPTION

27, 2f3 Marlborough Street is a bright, recently modernised and beautifully presented second-floor flat, located in an impressive Victorian tenement. Ideally situated close to both Portobello's sea-front promenade and High Street, the property boasts charming period features and would suit those looking for a 'move-in-ready' property.

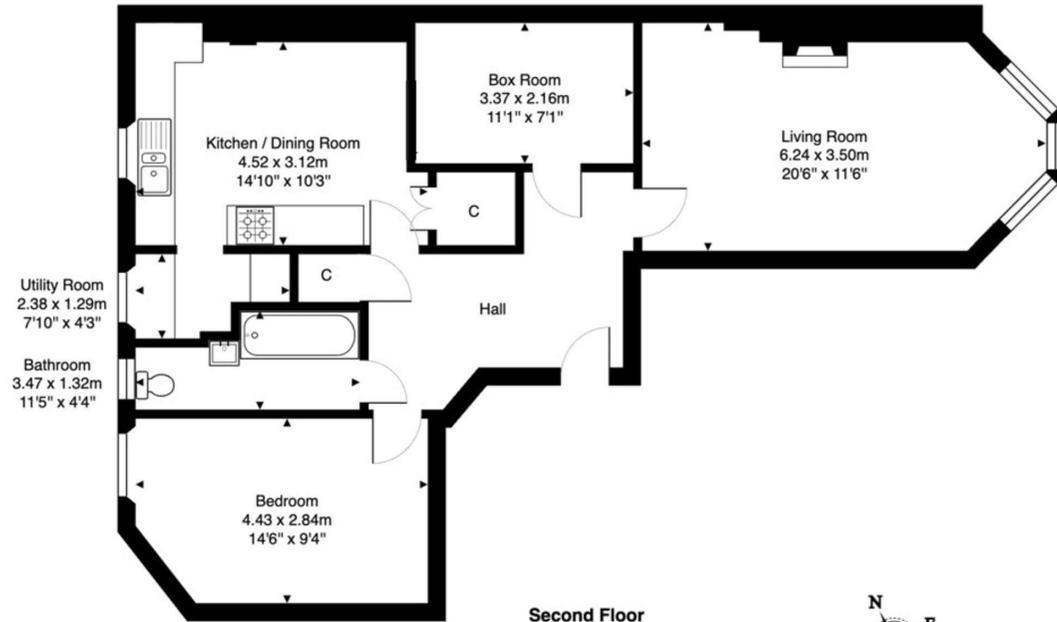
Accommodation comprises: spacious entrance hall providing access to all rooms with deep cupboard and storage compartment above bathroom door; bright living room benefitting from bay window with sea view and uninterrupted easterly light, built in window/storage seat, gas fireplace with finished antique bronze decorative surround and intricate ceiling cornicing; recently renovated kitchen with ample space for family dining table, views of Arthur's Seat, additional pantry store and equipped with integrated oven, gas hob and dishwasher; good sized utility room with space for washing machine and separate dryer; well-proportioned double bedroom; generously proportioned internal box room with potential for guest room or use as home office/work from home space; and recently installed three piece bathroom suite, including shower over the bath, tiled walls and large heated towel rail.

Further benefits include communal rear garden, gas central heating, double glazing and on street parking.

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.



27 2F3 Marlborough Street, Portobello, EH15 2BD



Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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