



22/6 Southfield Place, Portobello
Edinburgh, EH15 1LZ



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.

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.

DESCRIPTION

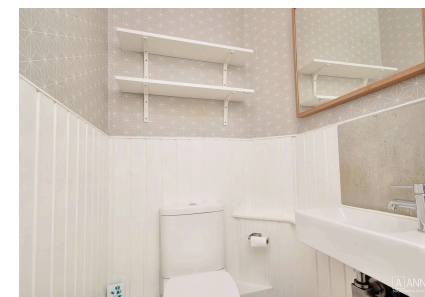
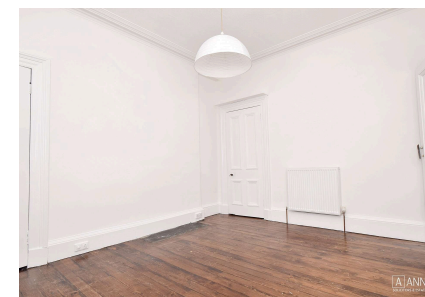
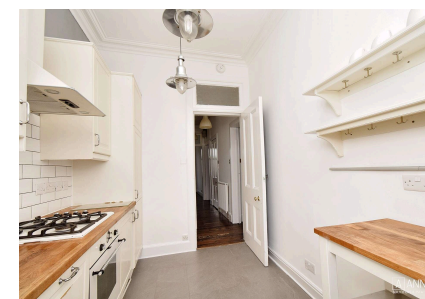
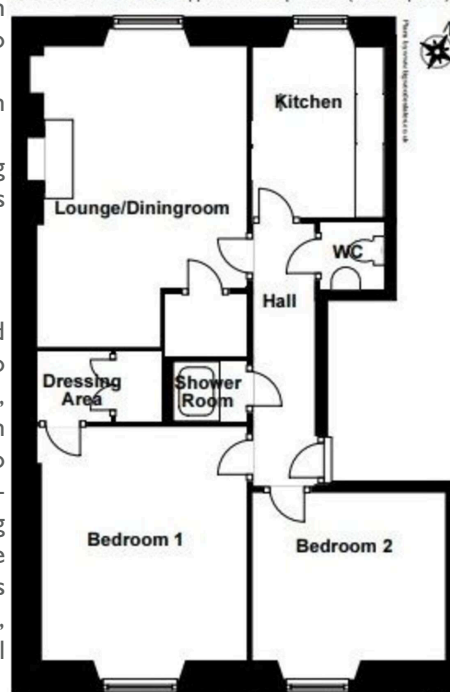
Southfield Place is a spacious and freshly decorated second-floor flat, ideally positioned just a short stroll from the vibrant heart of Portobello. Residents will enjoy easy access to an array of amenities, including supermarkets, cafés, bars, restaurants, independent shops, and highly regarded primary and secondary schools. The well-presented accommodation comprises: welcoming entrance hallway; bright and generously sized living/dining room to the rear, featuring original hardwood flooring that continues throughout the flat; well-equipped kitchen with ample wall and base storage units, integrated dishwasher, washing machine and fridge freezer; generous front-facing double bedroom 1 with a deep storage cupboard; double bedroom 2; separate WC and a modern shower room which completes the accommodation on offer. Further benefits include full double glazing, gas central heating, boiler installed Nov 2023, access to a shared rear garden. The property would be an ideal first time buy or buy to let investment

The energy efficiency rating for this property is band D

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please

Second Floor Approx. 61.4 sq. metres (660.9 sq. feet)



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