

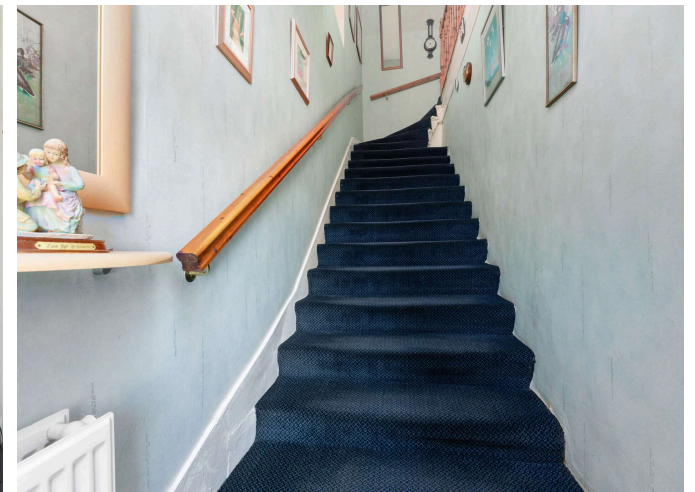
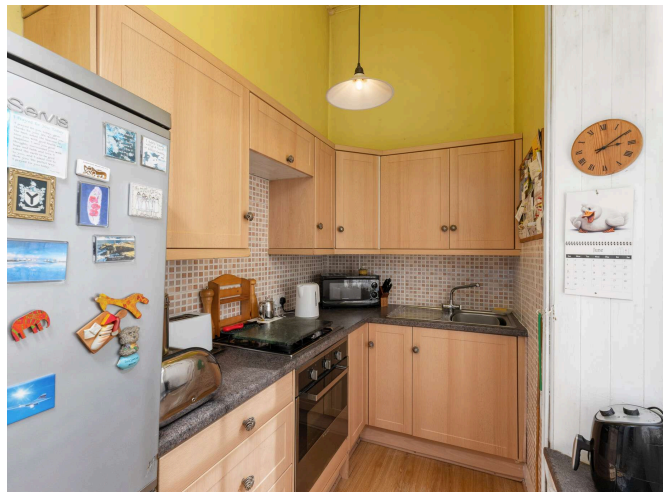


**37A Brighton Place**  
Edinburgh, EH15 1LY

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# *"37A Brighton Place is beautifully presented, bright and exceptionally spacious two bedroom first floor flat"*

- SHARED ENTRANCE VESTIBULE
- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- PRIVATE FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





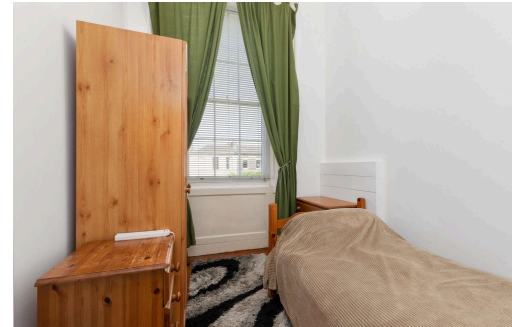
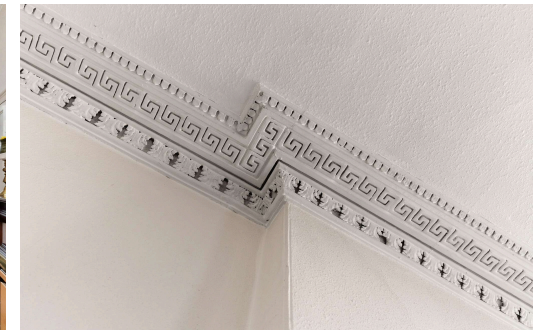
## LOCATION

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.



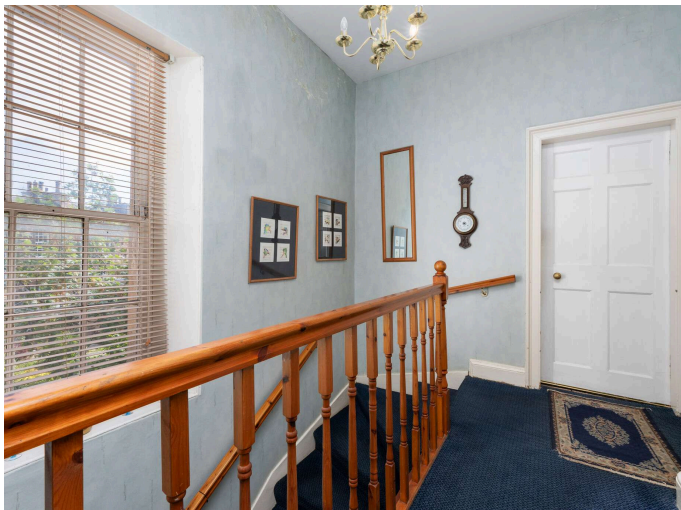
## DESCRIPTION

37A Brighton Place is beautifully presented, bright and exceptionally spacious two bedroom first floor flat situated close to Brighton Park, Portobello Beach and Promenade. Entered through a shared vestibule, the accommodation which is in move-in condition, comprises: entrance stair leading to upper landing; living room with feature fireplace, ornate cornicing and an Edinburgh press; well equipped modern kitchen with electric oven; double bedroom one with feature fireplace, ornate cornicing and built in wardrobes; double bedroom two and contemporary shower room. The property benefits from gas central heating, sash & case windows, shared front garden laid to lawn with side gate leading to private enclosed rear garden, on and off street parking, great local amenities and good transport links.

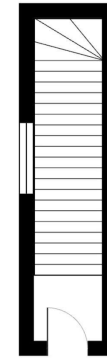
## EPC RATING

The energy efficiency rating for this property is band D.

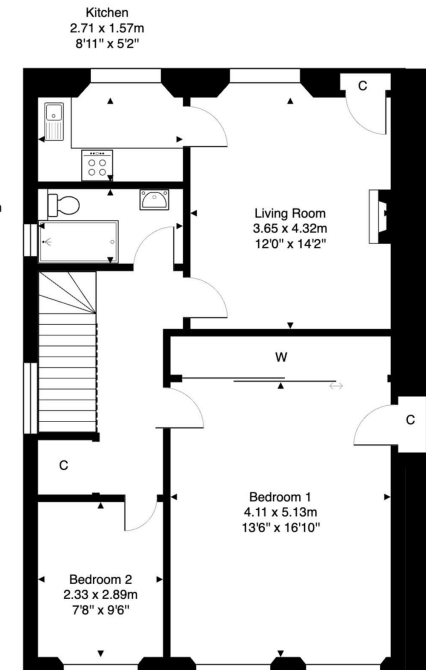
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



37A Brighton Place Portobello, EH15 1LY



Ground Floor



First Floor

Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**A** 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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