



Flat 1, 15 Bridge Street
Edinburgh, EH15 1DB

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"Flat 1, 15 Bridge Street is a bright and spacious first floor flat forming part of a sought-after development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING/DINING/KITCHEN
- SOUTH-WEST FACING BALCONY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND PARKING
- GOOD LOCAL AMENITIES









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 E, however, please check with the local authority.



DESCRIPTION

Flat 1, 15 Bridge Street is a bright and spacious first floor flat forming part of a sought-after development on Portobello waterfront and within a short walk of Portobello High Street with a large range of local amenities.

The accommodation comprises: secure door entry system; well maintained stairwell; hallway; open plan living room and well equipped modern fitted kitchen with integrated appliances and double doors leading to a south-west facing balcony; double bedroom one with built in wardrobes; double bedroom two with built in wardrobes, both bedrooms have outlooks on to the Firth of Forth; partially tiled bathroom with a white three-piece suite with bath and overhead shower completes the accommodation.

Further benefits include gas central heating, double glazing and allocated underground parking space.

EPC RATING

The energy efficiency rating for this property is band D



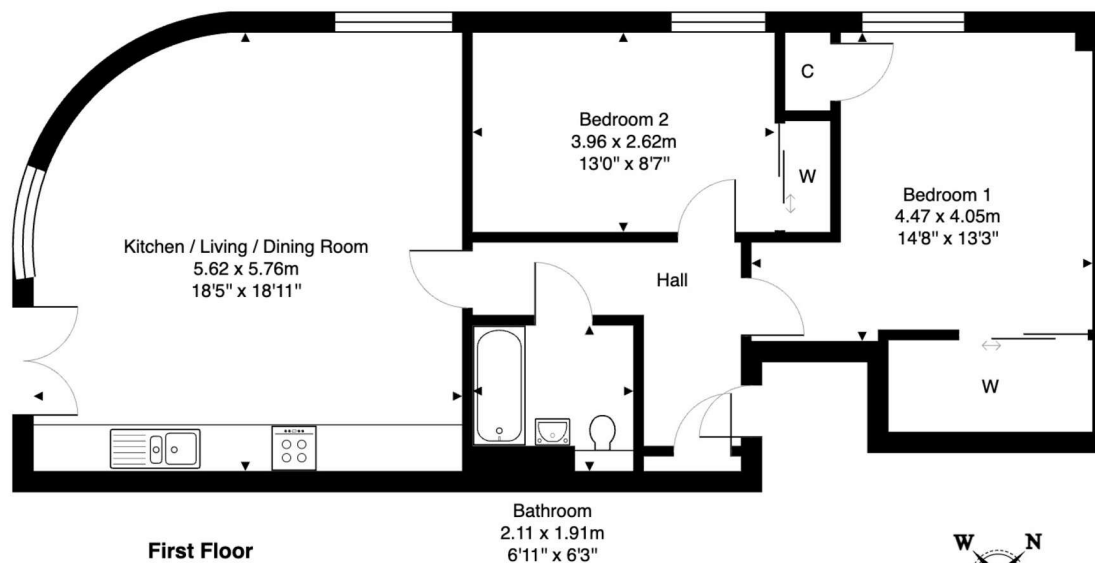


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 73.7 m² ... 793 ft²

All measurements are approximate and for display purposes only.



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