



**52/6 Bath Street  
Edinburgh, EH15 1HF**

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# *"52/6 Bath Street is a wonderfully presented three bedroom second floor flat with beautiful views of Portobello Beach"*

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- SEA VIEWS
- UNRESTRICTED STREET PARKING
- SHORT WALK TO BEACH
- EXCELLENT 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 C, however, please check with the local authority.



## DESCRIPTION

52/6 Bath Street is a wonderfully presented, three bedroom second floor flat forming part of a traditional tenement building, situated in the heart of Portobello. Entered through a well maintained stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hall; bright and generously proportioned living room with bay window, ornate cornicing and shelved recess; well-equipped and spacious dining kitchen with cupboard off; useful utility room with window; good sized double bedrooms 1 & 2 with beautiful open views across Portobello Beach; study / single bedroom 3 and contemporary bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; communal rear garden laid to lawn; unrestricted on street parking; short walk to Portobello beach, promenade and high street; excellent local amenities and great transport links.

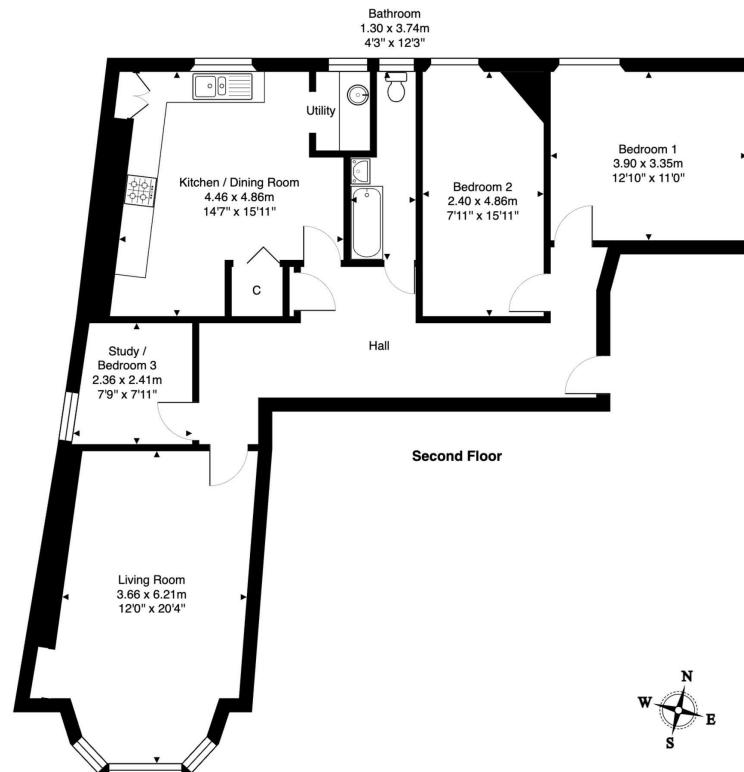
## EPC RATING

The energy efficiency rating for this property is band C

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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