



Flat 7 St Marks Court, 285 Portobello High Street, Edinburgh, EH15 2AR

A

"St Marks Court is a well-presented second floor flat, forming part of an established factored development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS 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

St Marks Court is a well-presented second floor flat, forming part of an established factored development, set back from the Portobello High Street surrounded by beautiful, landscaped gardens. Offered in genuine move in condition, this flat will appeal to professionals, downsizers and rental investors alike.

The accommodation comprises: welcoming hall with secure entry system; bright and spacious living and dining room overlooking the front gardens; kitchen with ample floor and wall mounted storage units and built in cooker and hob; generous double bedroom one situated to the rear with built-in wardrobe; front facing double bedroom two with built-in wardrobe and a shower room with 3-piece suite and heated towel rail.

Further benefits include electric heating; double-glazed windows, loft storage space and private residents' parking.

EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

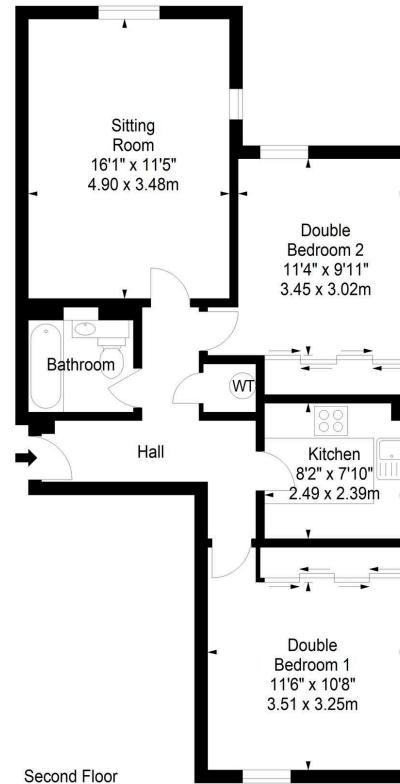
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



St. Marks Court,
Portobello High Street,
Edinburgh,
Midlothian, EH15 2AR



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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