



73/10 Portobello High Street
Edinburgh, EH15 1BQ

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"73/10 Portobello High Street is an immaculate second floor flat and boasts panoramic views."

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- BALCONY
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING





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 B, however, please check with the local authority.



DESCRIPTION

73/10 Portobello High Street is an immaculate second floor flat and is moments from the beach and all the outstanding amenities that Portobello has to offer and boasts panoramic views.

The accommodation comprises: secure door entry; stairwell; lift access; hallway with cupboards; living room with picture window and balcony access; modern kitchen with space for dining table; front facing double bedroom one; front facing double bedroom two and family sized bathroom with electric shower over the bath.

Further benefits include electric heating, double glazing & private residence parking.

Factoring charges is approx. £1,000 per annum and covers cleaning of communal areas, maintenance of the bin store, grass cutting to front and communal area, maintenance of car park, maintenance of lift, management of the building and roof repairs.

EPC RATING

The energy efficiency rating for this property is band C

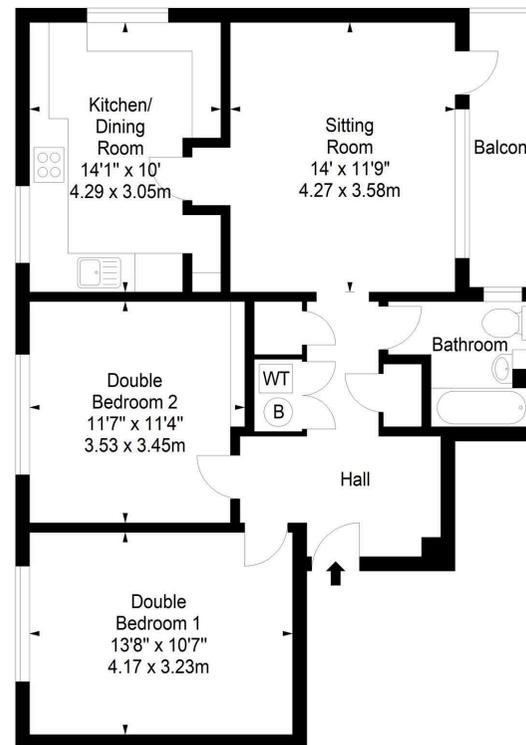
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Portobello High Street,
Edinburgh,
Midlothian, EH15 1BQ



Approx. Gross Internal Area
766 Sq Ft - 71.16 Sq M
For identification only. Not to scale.
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Second Floor

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