

COULTERS[©]



30/1 PORTOBELLO HIGH STREET

PORTOBELLO, EDINBURGH, EH15 1DD

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming first-floor flat offers an exceptional opportunity to acquire a spacious three-bedroom home in the heart of Portobello, perfectly positioned to take advantage of the area's outstanding amenities and coastal lifestyle. The property provides well-proportioned and flexible accommodation suited to modern living. The bright dual-aspect sitting room is a particularly appealing feature, filled with natural light and enjoying attractive open views over Figgate Burn, creating a peaceful outlook rarely found in such a central setting.



KEY FEATURES



Charming first floor flat.



Two generous double bedrooms.



Within a short stroll of Portobello Beach



Unrestricted on street parking.



Independent retailers and cafes on its doorstep.



Great transport links to the City Centre.



EPC Rating - C



Council Tax Band - B



The newly installed kitchen has been thoughtfully designed with contemporary fittings and ample storage, offering both style and practicality for everyday use.

There are three bedrooms, two of which are generous doubles. The principal bedroom benefits from charming views over Figgate Burn, enhancing the sense of space and tranquillity. The third bedroom provides valuable versatility and can easily serve as a home office, study, guest room or nursery depending on individual requirements. The accommodation is completed by a well-appointed bathroom fitted with a modern suite and overhead shower.





THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees. The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants. There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year.

Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.



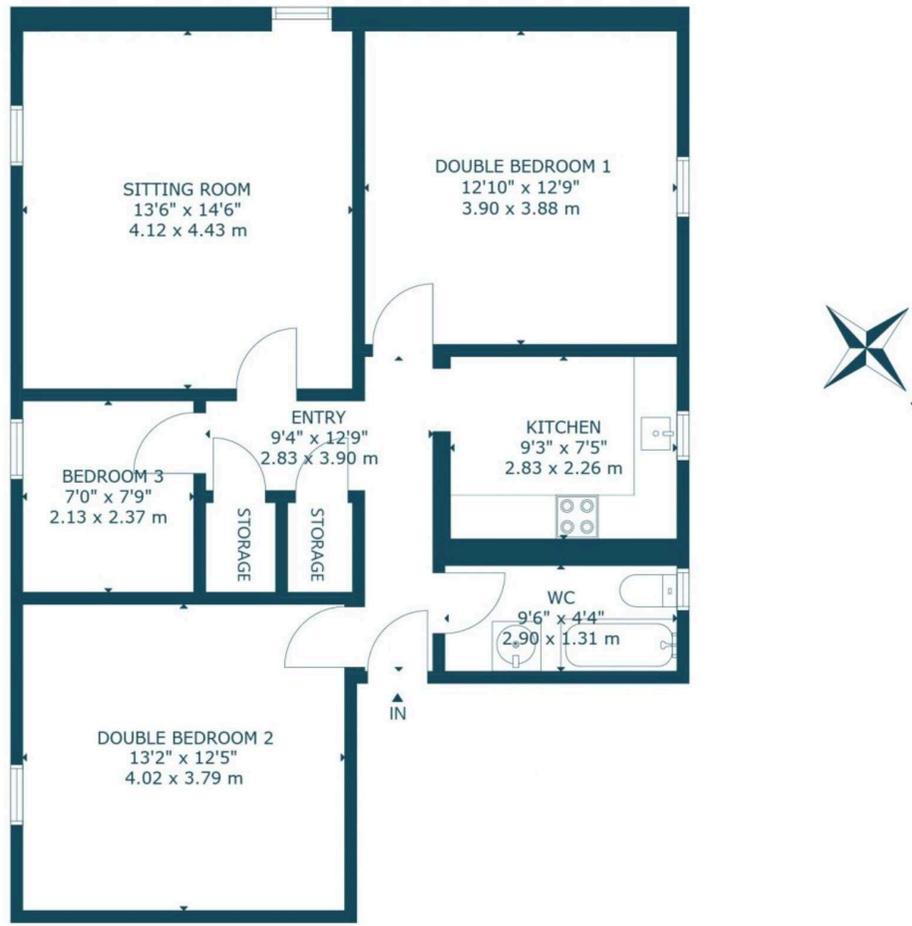
EXTRAS

All blinds, light fittings, fitted flooring, white goods are included in the price.

HOME REPORT VALUATION: £275,000



30



FIRST FLOOR

30/1 PORTOBELLO HIGH STREET, EH15 1DD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.