



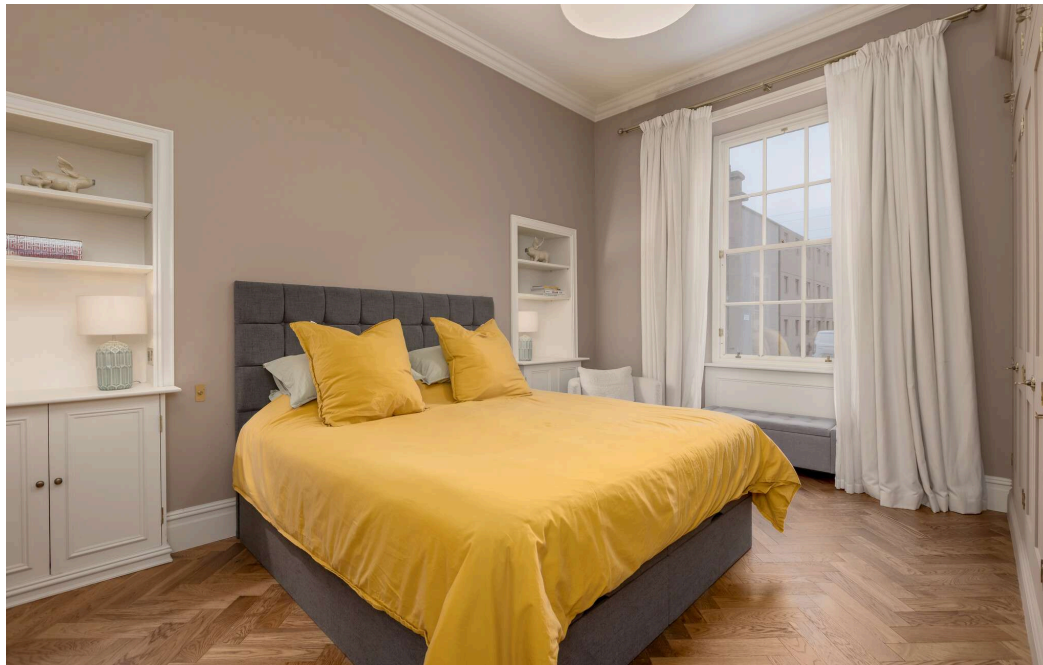
**286 Portobello High Street, Portobello,
Edinburgh, EH15 2AT**

A

"Set in the heart of Portobello, this generous two-bedroom flat offers well-balanced accommodation with direct access to private outdoor terrace"

- RAISED GROUND FLOOR FLAT
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- UTILITY
- GAS CENTRAL HEATING
- DOUBLE GLAZED ASTRAGAL WINDOWS
- PRIVATE OUTDOOR TERRACE
- WALLED COMMUNAL REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO BEACH & PROMENADE





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 D, however, please check with the local authority.

EPC Rating

The energy efficiency rating for this property is band B

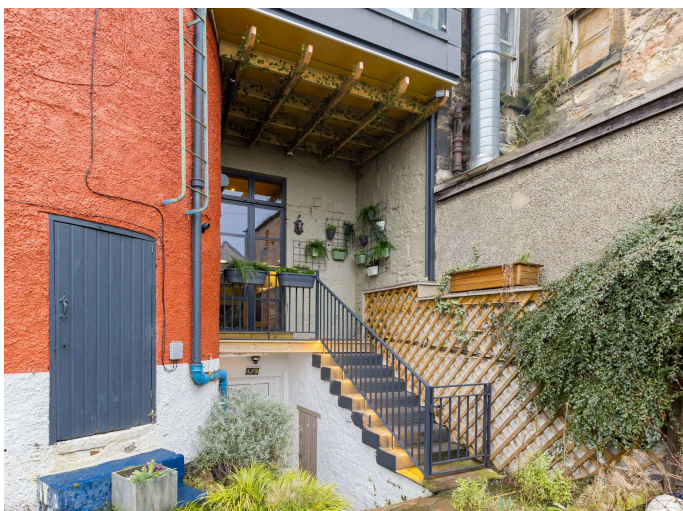


DESCRIPTION

Set on the raised ground floor of a traditional building in the heart of Portobello, this generously proportioned two-bedroom flat offers well-balanced accommodation with direct access to private outdoor terrace. The bright and spacious home has been extensively renovated by the current owners and is arranged around a central hall, creating a practical and free-flowing layout. The accommodation comprises: a welcoming hallway featuring herringbone flooring that flows throughout; a bright and spacious living room with high ceilings and open press cupboards; two double bedrooms, both offering excellent proportions and built in wardrobes; stunning fully fitted kitchen/dining room which enjoys direct access to a private decked area via Crittall doors, providing a superb indoor-outdoor connection and an ideal space for morning coffee or summer dining; separate utility room offers additional storage and a stunning fully tiled family bathroom with shower over a roll top bath which completes the accommodation on offer. The property benefits from excellent natural light, generous room sizes and a versatile layout suited to a range of buyers, including professionals, downsizers, and small families. Perfectly positioned on Portobello High Street, the property is just moments from the beach and promenade, as well as independent cafés, shops, and excellent local amenities, with easy access to the city centre and transport links. Further benefits include: secure video entry system; gas central heating; ecoflow underfloor heating throughout; double glazed Astragal windows; Cat 6 outlets throughout; and access to a walled communal rear garden. Early viewing is highly recommended.

286 Portobello High Street, Portobello, Edinburgh, EH15 2AT

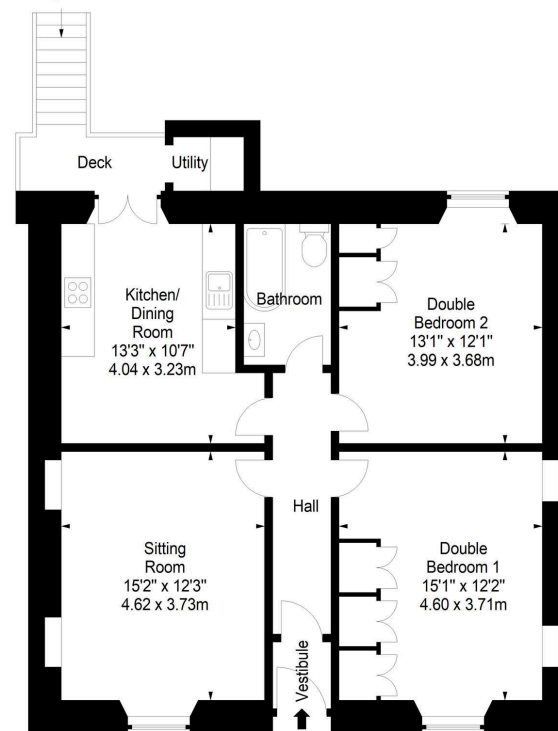
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Portobello High Street,
Edinburgh,
Midlothian, EH15 2AT



Approx. Gross Internal Area
866 Sq Ft - 80.45 Sq M
Utility
Approx. Gross Internal Area
14 Sq Ft - 1.30 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565