



3/2 Pipe Street
Edinburgh, EH15 1BS

A

"3/2 Pipe Street is a most appealing first floor flat, forming part of a traditional Victorian tenement"

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- W.C
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET 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 A, however, please check with the local authority.



DESCRIPTION

3/2 Pipe Street is a most appealing first floor flat, forming part of a traditional Victorian tenement building with secure entry system and quietly situated within this much sought after area and a short walk from a thriving High Street and promenade. The property would make an ideal first home, offering spacious and beautifully presented interior in good decorative order.

Accommodation comprising: hall with cupboards; extremely spacious living room with twin window and feature fireplace; fitted kitchen; double bedroom with en-suite shower room and a separate W.C with heated towel rail.

Further benefits include gas central heating, double glazing, entry phone and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band C.

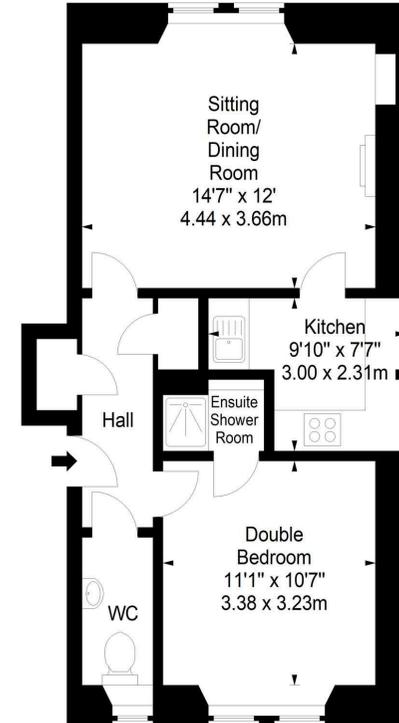
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Pipe Street,
Edinburgh,
Midlothian, EH15 1BS



Approx. Gross Internal Area
491 Sq Ft - 45.61 Sq M
For identification only. Not to scale.
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First Floor

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