

COULTERS®

# 26/5 WINDSOR PLACE

PORTOBELLO, EDINBURGH, EH15 2AE

🛏️ 2 BED

🚿 1 BATH

🚻 1 PUBLIC



## TAKE A LOOK INSIDE

Positioned on a peaceful residential street in the highly sought-after Portobello area, this charming top-floor flat offers spacious accommodation, excellent natural light, and a wonderful balance of period character and practical living space. The property is entered via a welcoming hallway, beautifully illuminated by a large skylight which fills the centre of the home with natural light. A fantastic sense of space continues into the generous sitting room, featuring an attractive fireplace and a bay window that creates a bright and inviting setting for both relaxing and entertaining.



## KEY FEATURES



Exceptionally bright and spacious top floor flat.



Two generous double bedrooms.



Private rear garden and external coal storage bunker.



Unrestricted on street parking.



Independent retailers and cafes on its doorstep.



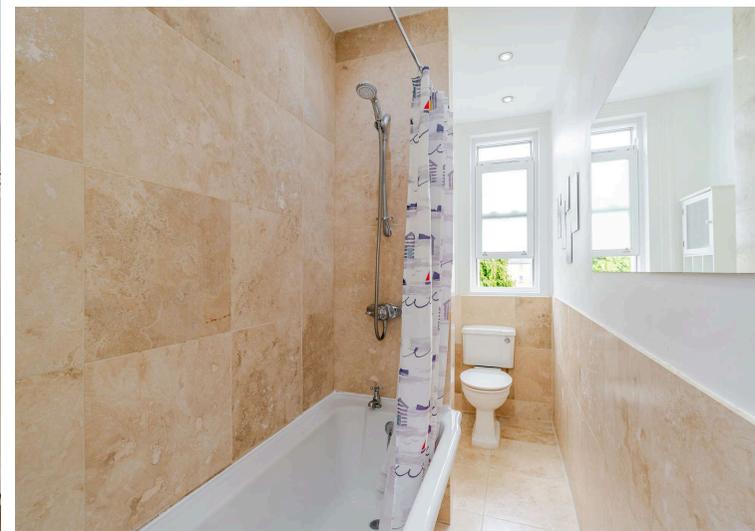
Within walking distance of Portobello Promenade.



EPC Rating - D

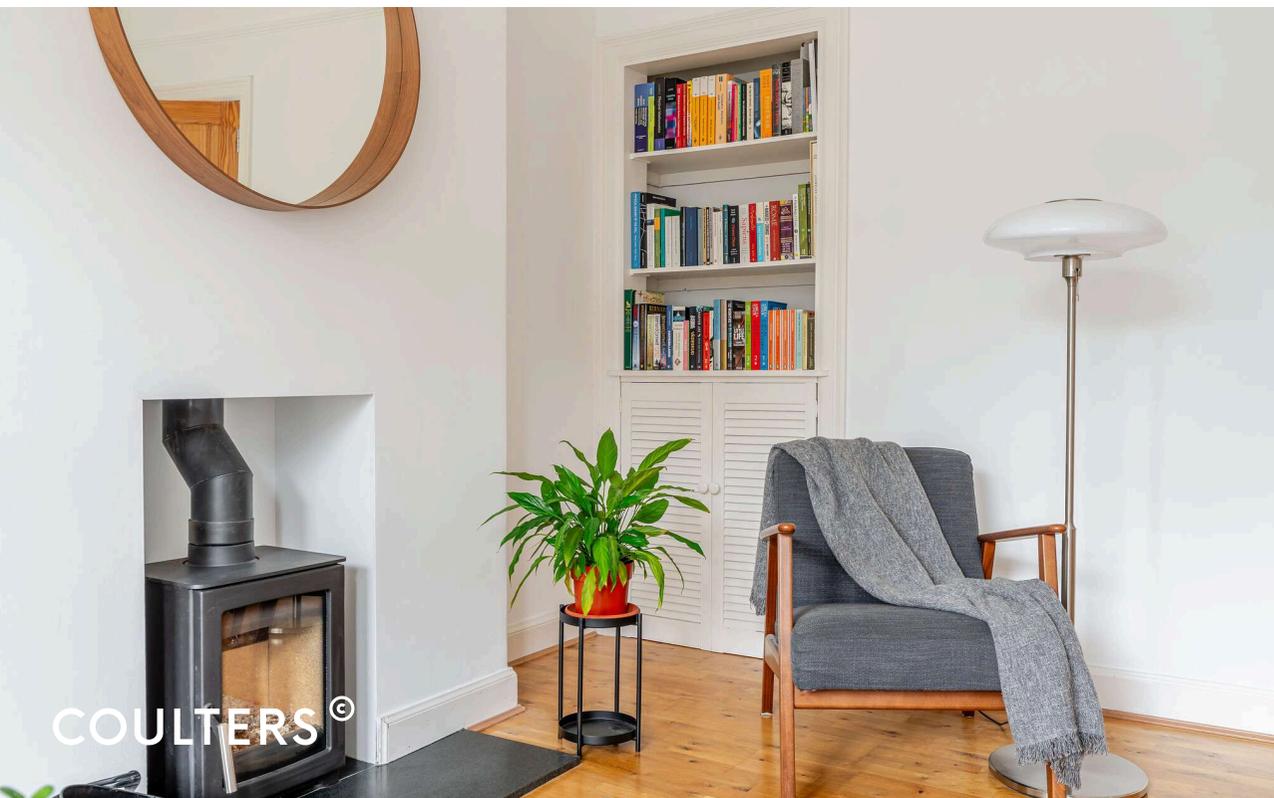


Council Tax Band - D



To the rear of the property lies a superb dining kitchen, thoughtfully designed with ample storage and extensive worktop space. The kitchen also benefits from a range of integrated appliances and plenty of room for a dining table, making it an ideal hub for everyday living. There are two exceptionally spacious double bedrooms, each offering comfortable proportions and flexibility for a variety of uses, whether as bedrooms, a home office, or guest accommodation. The bathroom is fitted with a modern three-piece suite including an overhead shower. Storage is a real highlight of this home, with fantastic built-in storage available throughout the property. Externally, the property benefits from a private rear garden space -perfect for enjoying outdoor time - as well as a coal bunker providing additional practical storage.





## THE LOCAL AREA

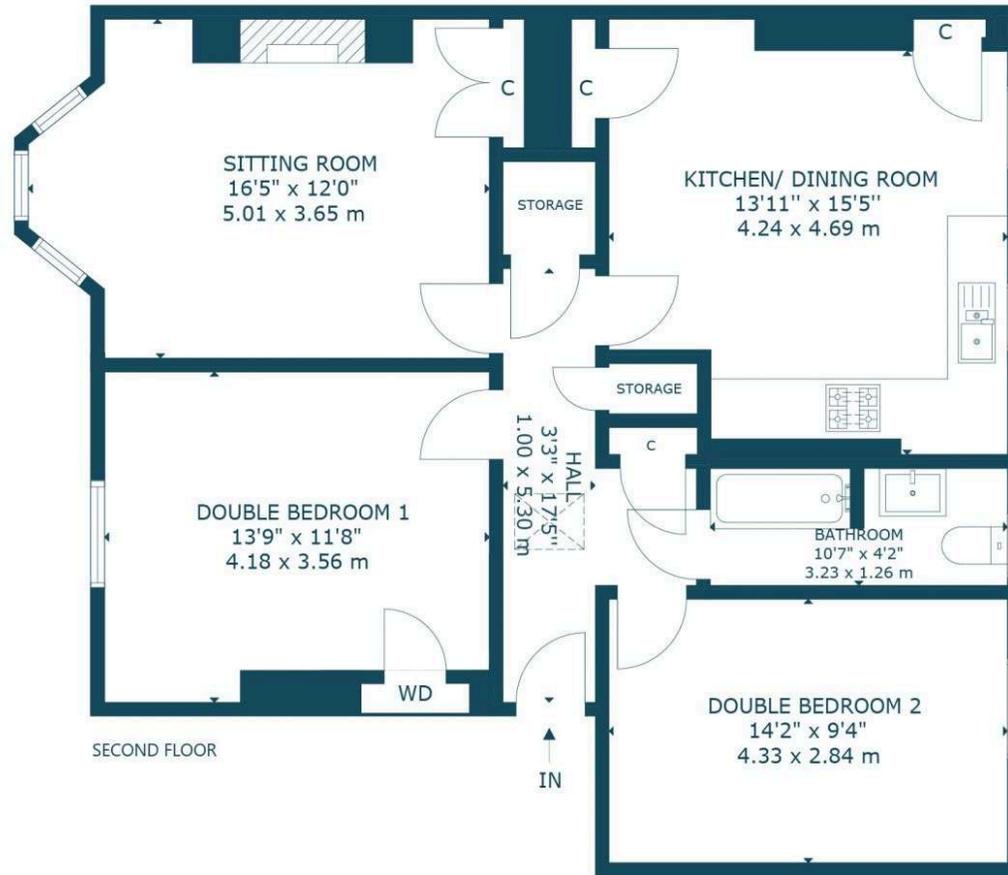
Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees. The beautiful 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 and bike/tool shed in private garden are included in the price.

**HOME REPORT VALUATION: £360,000**





SECOND FLOOR

26/5 WINDSOR PLACE, PORTOBELLO, EDINBURGH, EH15 2AE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 871SQ FT / 81 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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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.