



69/5 Promenade
Edinburgh, EH15 2DX

A

"69/5 Promenade is a bright and spacious top floor flat with beautiful uninterrupted sea views"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNINTERRUPTED SEA VIEWS









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.



DESCRIPTION

69/5 Promenade is a bright and exceptionally spacious, three bedroom top floor flat with beautiful uninterrupted sea views, forming part of a traditional tenement building on Portobello's Promenade. Entered through a shared stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hall with large cupboard spaces off; living room with impressive bay window offering breathtaking views and second window which all in all allows an abundance of light in, a feature fireplace, Edinburgh press and original art deco cornicing; kitchen with built in wall and floor units and integrated cooker and gas hob; double bedroom 1 with open sea views and cupboard space; double bedrooms 2 & 3 and bathroom with electric shower over bath. Further benefits are: gas central heating; double glazing; period features; communal rear garden; excellent local amenities; great transport links and situated within the Towerbank Primary School catchment area.

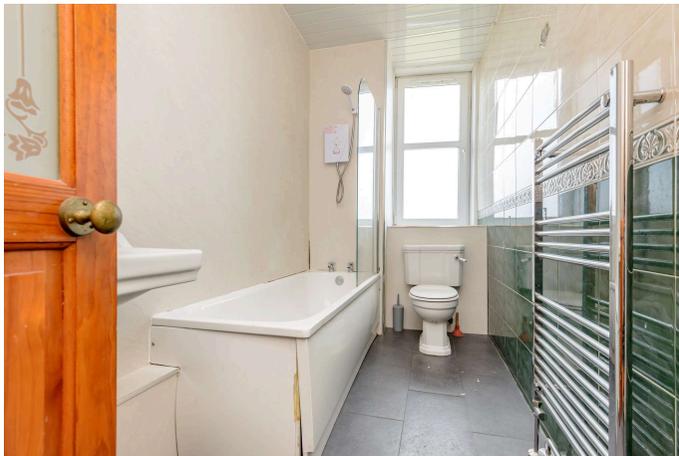
EPC RATING

The energy efficiency rating for this property is band C





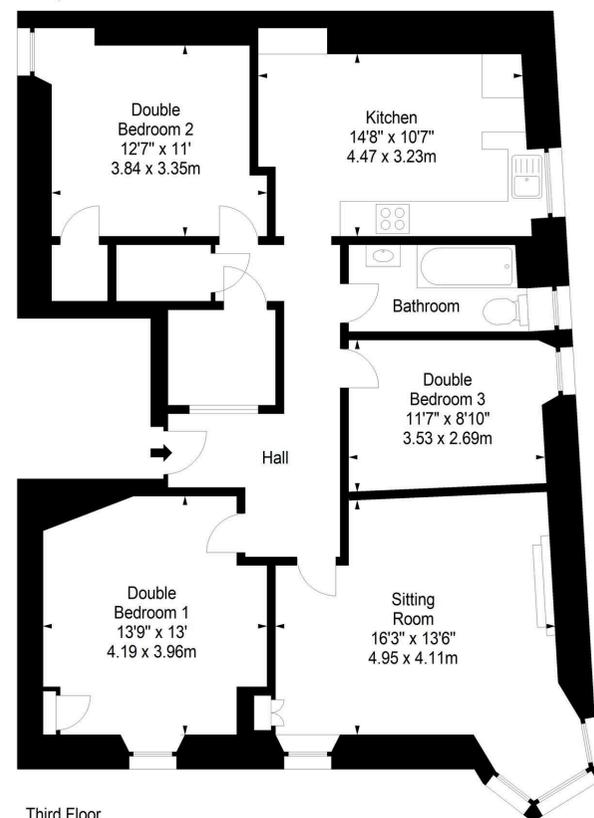
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Promenade,
Edinburgh,
Midlothian, EH15 2DX



Approx. Gross Internal Area
1084 Sq Ft - 100.70 Sq M
For identification only. Not to scale.
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