

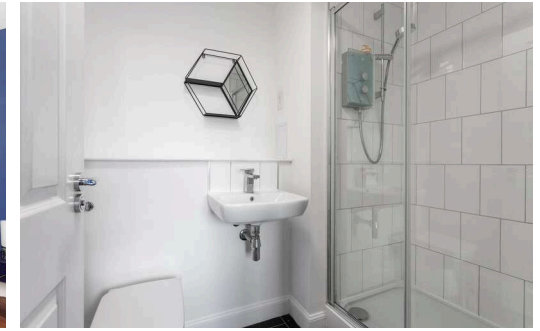
Flat 3, 7 Adamslaw Place
Edinburgh, EH15 1BL

A

"7/3 Adamslaw Place is a well-presented, 3 bedroom first floor flat forming part of a modern, factored residential development"

- WELL MAINTAINED STAIRWELL
- ENTRANCE HALL
- LIVING/ DINING/ KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FACTORED DEVELOPMENT
- SECURE DOOR ENTRY
- LIFT ACCESS
- RESIDENTS CAR PARK
- EXCELLENT LOCAL AMENITIES
- GREAT 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. 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 Secondary Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Yoga & Pilates centre right on the doorstep, the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Figgate Park and Pond are very nearby for a relaxing stroll. Likewise Portobello beach is a few minutes walk away

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

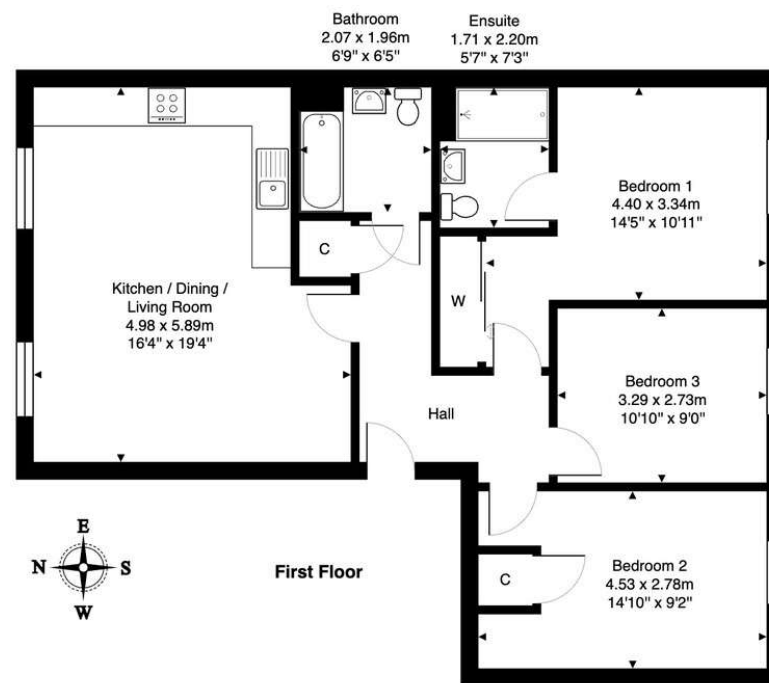
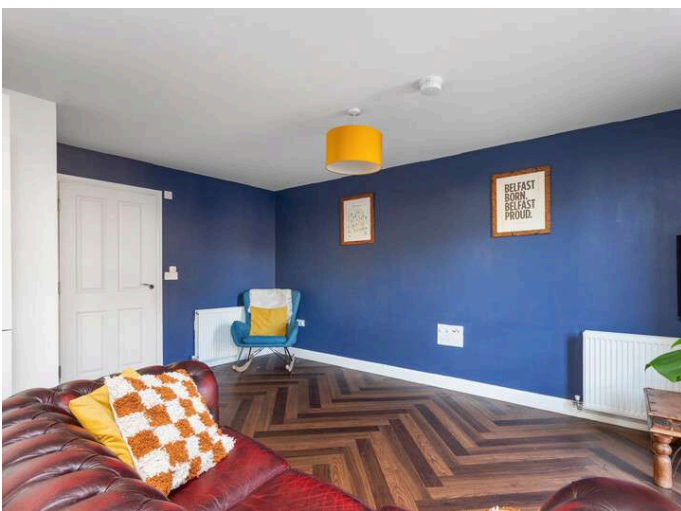
7/3 Adamslaw Place is a well-presented, 3 bedroom first floor flat forming part of a modern, factored residential development. Ideally located to take advantage of Portobello's vast amenities, the accommodation which is offered in move-in condition comprises: welcoming entrance hallway with cupboard off; bright and spacious open plan living /dining room with twin windows and stylish kitchen with integrated appliances; double bedroom 1 with built-in mirrored wardrobe and ensuite shower room with electric shower; double bedroom 2 with cupboard off; bedroom 3 / home office and family bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; secure door entry system and lift access; maintained garden grounds; residents car park; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band B

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.



Flat 3, 7 Adamslaw Place, Portobello, EH15 1BL

Total Area: 82.5 m² ... 888 ft²

All measurements are approximate and for display purposes only

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espc

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