



9/1, Mentone Avenue, Edinburgh, EH15 1HZ

Tastefully Presented and Spacious, Three-Bedroom Ground-Floor Flat

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Property Description

Light, tastefully presented and spacious, three-bedroom ground-floor flat forming part of a traditional tenement. Located on a quiet side street between the vibrant waterfront and town centre, in the highly sought-after Portobello conservation area.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, a flexible box room, and a shower room.

Highlights include quality engineered wood flooring, a stylish bathroom, a fitted kitchen, tall ceilings and windows. In addition, there is gas central heating, double glazing, a secured entry system, a shared garden and unrestricted on-street parking.

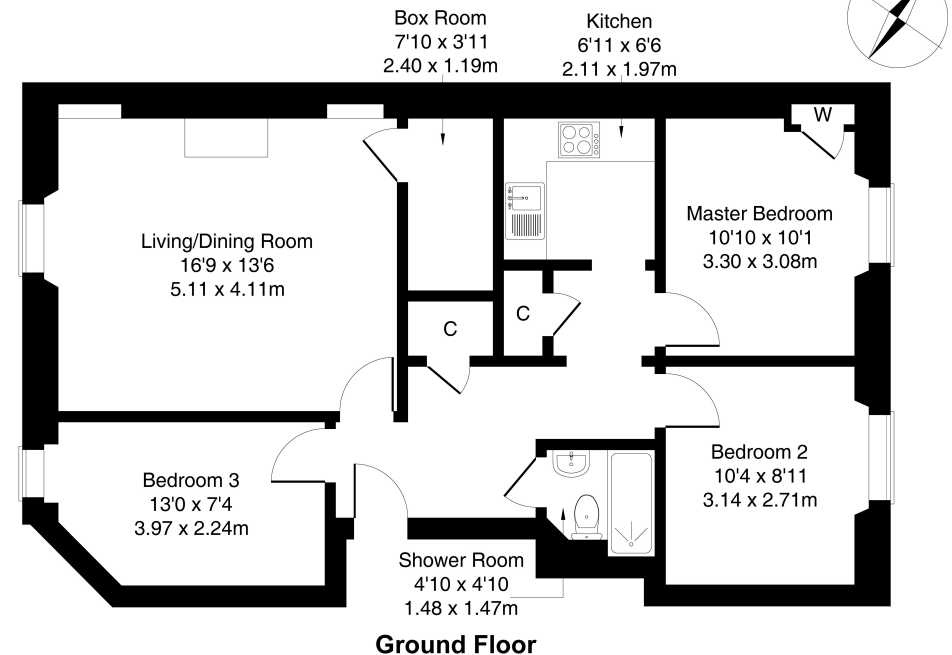
A welcoming entrance hallway provides access throughout the property, leading into the bright living/dining room finished with wood-effect flooring, a wall-mounted TV point and a feature fireplace creating a warm and comfortable setting ideal for relaxing or entertaining. The kitchen has been fitted with tiled-effect flooring, granite-effect worktops, a neutral splashback, a stainless steel sink with drainer, along with an integrated oven and electric hob with canopy extractor above.

Moving through to the bedrooms, all three are finished with matching carpeted flooring and light décor. The hallway also gives access to a useful box room offering flexible additional space. Completing the property is the shower room, fitted with a modern three-piece suite including a walk-in shower.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Portobello lies on the eastern edge of Edinburgh and is well known for its wide sandy beach and scenic seafront promenade. The area features a vibrant high street with a variety of independent retailers, including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, along with an Aldi and a Morrisons on Portobello Road. Additional retail options are available at The Jewel and Fort Kinnaird, which provide major supermarkets, high-street stores, restaurants and a multi-screen cinema. Excellent transport links include frequent bus services from the

High Street and rail connections from nearby Brunstane Station. The A1 and the city bypass are also easily accessible. There are several nearby parks and golf courses, along with expansive green spaces at Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park. Portobello Leisure Centre offers a wide range of facilities, including swimming pools, a spa, Turkish baths, a gym, a fitness studio and soft play.





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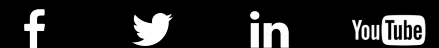
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