



26/1 Promenade
Edinburgh, EH15 1HH

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"Set within a handsome traditional B-listed tenement in the highly sought-after Portobello district, 26/1 Promenade Terrace is an impressive and exceptionally spacious three-bedroom 1st-floor flat"

- WELL MAINTAINED STAIR
- ENTRANCE HALLWAY
- SITTING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE) / HOME OFFICE
- BATHROOM & ADDITIONAL WC
- OPEN SEA VIEWS
- COMMUNAL REAR GARDEN
- 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. 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.

EPC RATING

The energy efficiency rating for this property is band C

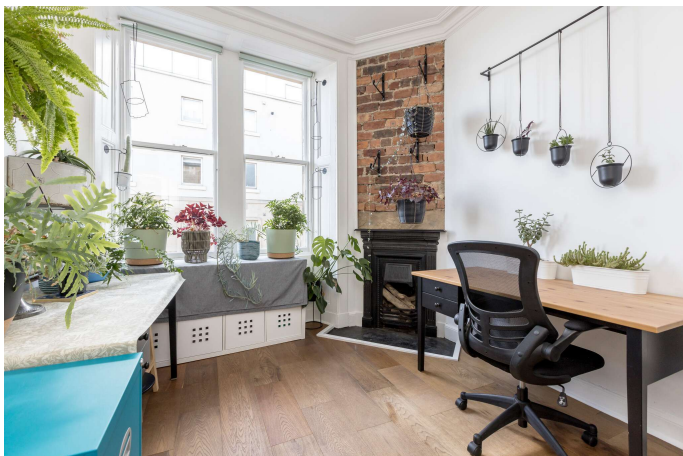


DESCRIPTION

Set within a handsome traditional B-listed tenement in the highly sought-after Portobello district, 26/1 Promenade Terrace is an impressive and exceptionally spacious three-bedroom 1st-floor flat, occupying a prime position directly on the promenade with commanding, uninterrupted views across Portobello Beach, the promenade, Firth of Forth and along the East Coast. Beautifully presented and offered to the market in true move-in condition, the property combines a light and stylish interior with a wealth of character and charm, retaining many fine period features. The generous accommodation, enviable coastal outlook and prime location make this a superb home for professionals and families alike. The property, which extends to approximately 105 sq m and is accessed via a secure entry system, comprises: generous hallway; bright and spacious sitting/ dining room with an impressive five-window bay offering spectacular open views; fully fitted contemporary kitchen with integrated appliances and ample floor and wall-mounted storage units; generous double bedroom 1 with fitted wardrobe space; double bedroom 2 with fitted wardrobes; double bedroom 3, currently utilised as a home office, with bespoke fitted shelving and an original fireplace; fully tiled family bathroom with shower over bath; and an additional WC, which completes the accommodation on offer. Externally, there is a lovely communal garden located to the rear of the property, and, for the car owner, unrestricted on-street parking is available within the surrounding areas.

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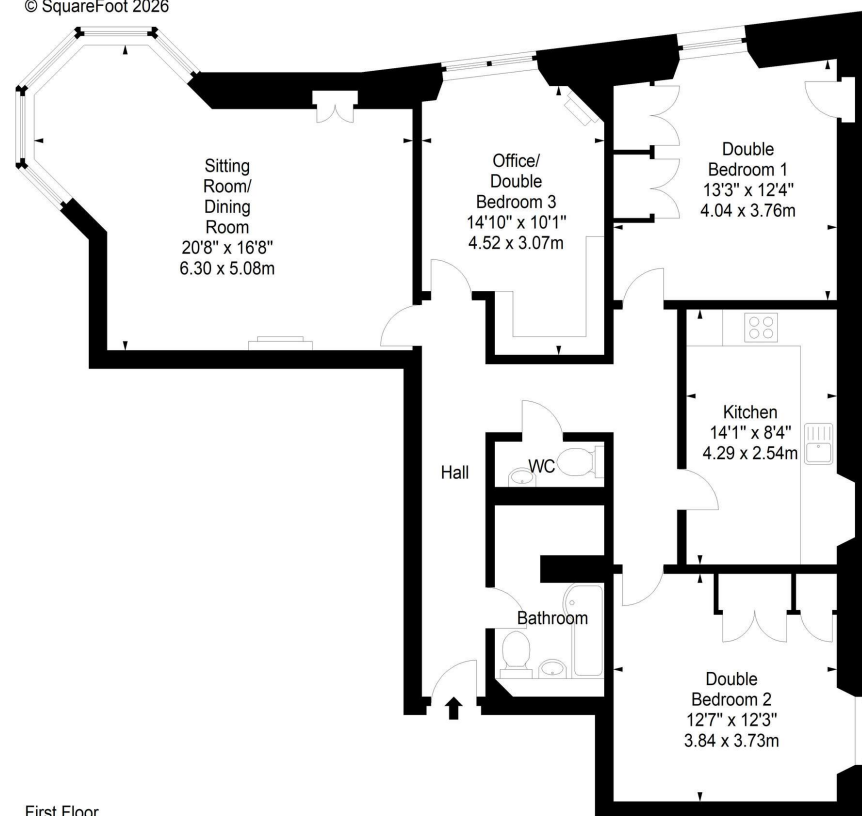
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Promenade,
Edinburgh,
Midlothian, EH15 1HH



Approx. Gross Internal Area
1133 Sq Ft - 105.26 Sq M
For identification only. Not to scale.
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