



Pf2 4 Kings Road, Portobello, EH15 1EA
Offers Over £160,000



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A well-presented one-bedroom ground floor flat, ideally situated in the popular seaside area of Portobello and just a two-minute walk from Portobello Beach.

The property offers a bright and welcoming open-plan kitchen and living area, providing a comfortable and versatile space for both relaxing and entertaining.

A particular feature is the attractive bay window, which allows plenty of natural light into the room and adds character to the property.

The well-proportioned bedroom provides a comfortable and peaceful space, while the ground floor position offers ease of access and convenience.

The property also benefits from access to a communal garden, providing a pleasant outdoor space for residents to enjoy.

The location is a real highlight, with Portobello Beach just a short two-minute walk away. The surrounding area offers a fantastic selection of cafés, restaurants, independent shops and local amenities, as well as excellent transport links providing easy access to Edinburgh city centre and beyond.

There is on-street parking available without the need for a permit, providing additional convenience for residents and visitors. The street also benefits from a number of EV charging points.

This appealing property would make an excellent home for a single professional or couple looking to enjoy the relaxed seaside lifestyle Portobello has to offer, while remaining within easy reach of Edinburgh city centre.

Early viewing is highly recommended to fully appreciate the excellent location, natural light and features this property has to offer.





Portobello is a popular coastal suburb of Edinburgh, known for its beautiful sandy beach and relaxed seaside atmosphere. The area offers a fantastic mix of independent cafés, restaurants, shops and local amenities, with the promenade providing a wonderful setting for walks and outdoor activities.

Despite its coastal feel, Portobello is within easy reach of Edinburgh city centre, with regular bus services and excellent transport links nearby. Its combination of beachside living, community atmosphere and convenient access to the city makes Portobello a highly desirable place to live.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.