



70 Promenade
PORTOBELLO | EDINBURGH | EH15 2DX


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Viewing is essential to appreciate the fabulous beach front position of this most appealing and exceptionally spacious traditional main door flat, retaining lovely period style features and boasting direct access out to a south-facing shared garden.

Highly sought after for its village vibe and community spirit, Portobello offers a scenic seaside setting whilst being within easy reach of the City Centre's attractions.

Features and living space -

- Prime spot looking out across the beach to the Forth
- Close to fashionable Portobello's excellent amenities
- A room with a view - bay windowed living room
- Dining room with French door to shared garden
- Fitted kitchen offering plenty storage and worktop space
- Two generous sized double bedrooms, one with wardrobe
- Wet walled bathroom with mixer shower
- Vestibule and hall/two large store cupboards
- Gas central heating
- Double glazing
- Sanded flooring
- Private front garden, ideal for sitting out and enjoying the view
- Sunny well kept shared garden including a lawn and well stocked borders
- On street parking nearby

Energy Rating C, Council tax band D.

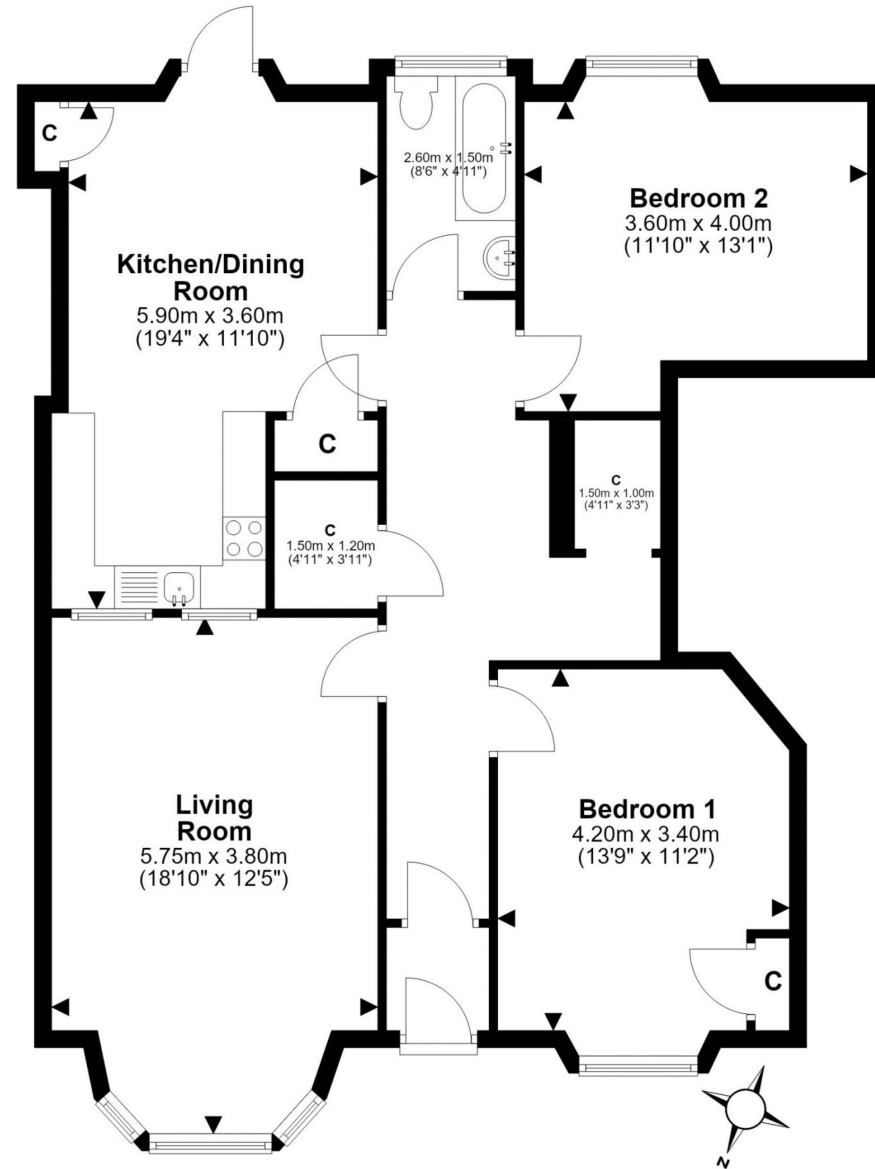
All light fittings, curtains, blinds, integrated appliances, washing machine, fridge/freezer and sliding wardrobes are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and caf s, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.