

COULTERS[©]

FLAT 16, 61 PARK AVENUE

PORTOBELLO, EDINBURGH, EH15 1JP

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within an impressive traditional building in the popular seaside suburb of Portobello, this beautifully presented first-floor flat offers bright, stylish and flexible accommodation, with a striking double-height sitting/dining room and versatile mezzanine level. The property has been thoughtfully designed to make excellent use of the space and benefits from one generous double bedroom, contemporary fixtures and fittings and attractive period detailing.

KEY FEATURES



A stylish and charming first floor flat.



Double bedroom, plus versatile mezzanine area.



Well maintained landscaped communal grounds.



Allocated parking space and additional unrestricted on street parking.



Within a short walk of Portobello Amenities.



Great transports links to the city centre.



EPC Rating - E



Council Tax Band - E



The spacious sitting/dining room is a particular feature, with its double-height ceiling, exposed mezzanine level and two large windows providing plenty of natural light. The room flows through to the stylish contemporary kitchen, which features deep green cabinetry, wooden worktops, a Belfast-style sink, integrated appliances and a useful breakfast bar.

The generous double bedroom is located on the first floor, together with a contemporary shower room. The versatile mezzanine level provides an excellent additional space, currently used as a home office, with attractive views over the main living area and useful adjoining storage.

The property combines the character of the traditional building with a fresh, contemporary finish, with warm wooden flooring and a particularly appealing open-plan layout.





THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees.

The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year, including the annual Overall. Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

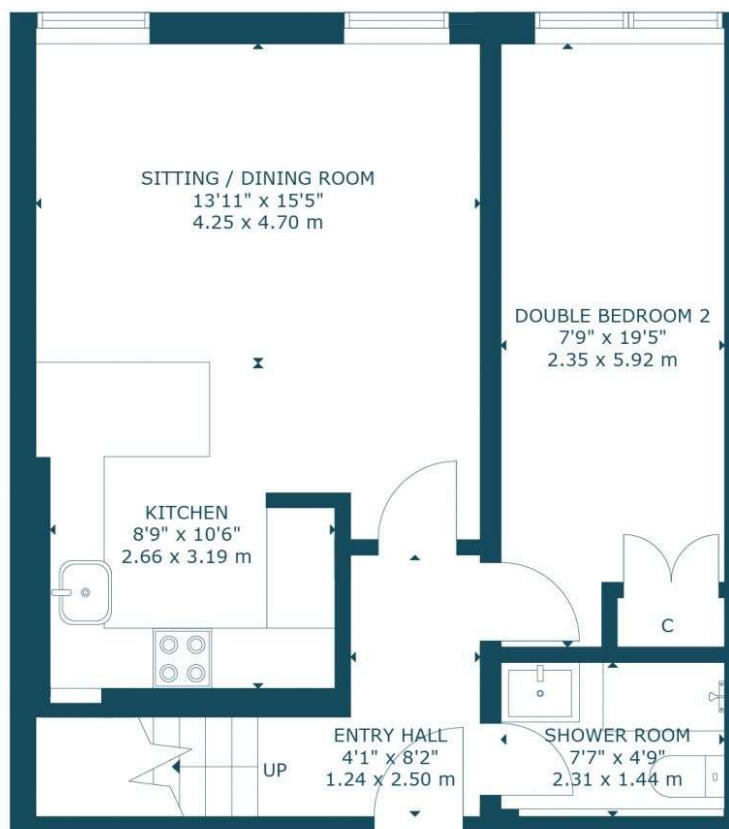
EXTRAS

The blinds, light fittings, fitted floor coverings and kitchen appliances are included in the sale price.

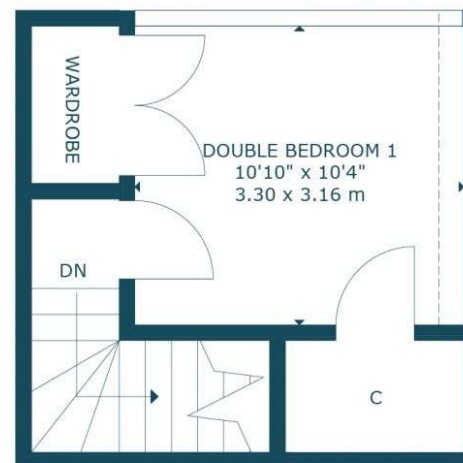
HOME REPORT VALUATION: £260,000







FIRST FLOOR



MEZZANINE

FLAT 16, 61, PARK AVENUE, PORTOBELLO, EH15 1JP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.