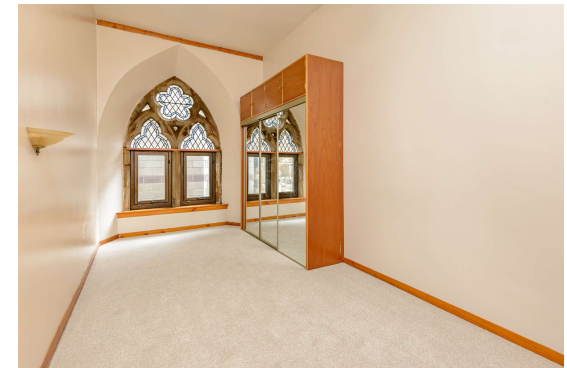




221/17 Portobello High Street
Edinburgh, EH15 2AN

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

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.

DESCRIPTION

221/17 Portobello High Street is well presented, one bedroom retirement flat set on the first floor and very close to the lift. Formerly Grade C listed, this factored and life-served development is ideally situated to take advantage of Portobello's excellent amenities. The accommodation comprises: entrance hall with door entry system and 24hr care alarm system by way of an assistance chord (also located in bedroom and shower room) and deep cupboard off; spacious living room with fitted kitchen off; double bedroom with mirrored wardrobes and bath room. Further benefits are concierge service, residents lounge, lift service, unallocated parking space, double glazing and electric heating. The factor is James Gibb, please contact directly for current fees.

*Criteria to live in the building is as follows: The age is 60 for a single owner and for partners, one has to be 60 and the other can be 55 and above. They do have some allowance if some one is 59 and pending 60 *

The energy efficiency rating for this property is band C

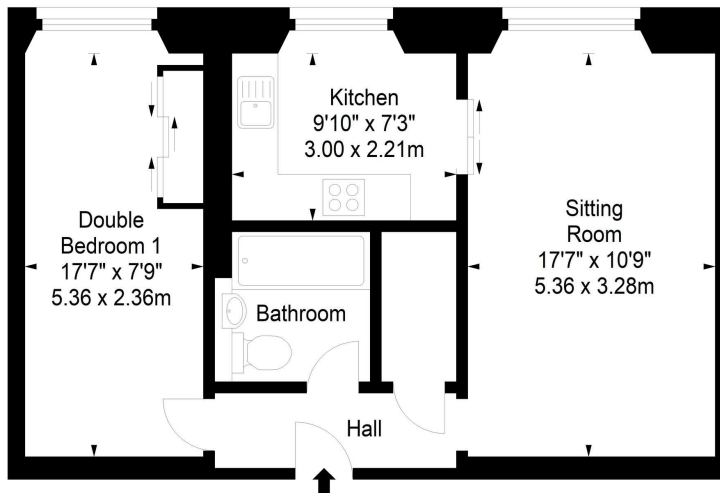
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however,

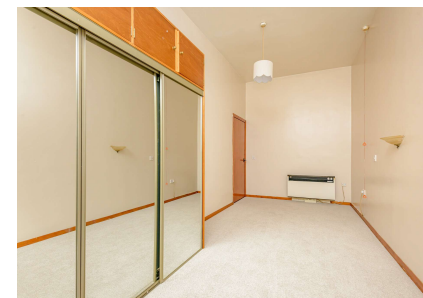
Portobello High Street,
Edinburgh,
Midlothian, EH15 2AN



Approx. Gross Internal Area
548 Sq Ft - 50.91 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



A ANNAN
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ēspc

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