

COULTERS[©]



178/3 PORTOBELLO HIGH STREET

PORTOBELLO, EDINBURGH, EH15 1EX

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of Portobello, this impressive top-floor flat offers generously proportioned accommodation, a wealth of period character and access to a shared rear garden. Beautifully presented throughout, the property combines traditional features with a charming and contemporary finish.

The spacious sitting room is a particularly appealing reception space, with large windows allowing plenty of natural light, attractive cornicing and a feature fireplace with a wood burning stove creating a lovely focal point. The proportions provide ample space for comfortable seating and entertaining.

KEY FEATURES



Bright and spacious top floor flat.



Three generous double bedrooms.



Shared rear garden with gate access.



Unrestricted on street parking.



All amenities on its doorstep.



A short stroll to Portobello Promenade.



EPC Rating - C



Council Tax Band - D





The bright and well-appointed kitchen diner features a good range of traditional wall and base-mounted cabinetry, laminated worktops and integrated appliances, with excellent space for a breakfast table. There are three spacious double bedrooms, all offering excellent proportions and flexibility for family living, guests or working from home. A stylish modern shower room and large box room completes the accommodation.

The property also benefits from access to a shared rear garden, with gated access, established planting and areas for seating. Ideally positioned on Portobello High Street, the flat is within easy reach of a wide range of local shops, cafés and amenities, with Portobello Beach and promenade also close by.





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. 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.

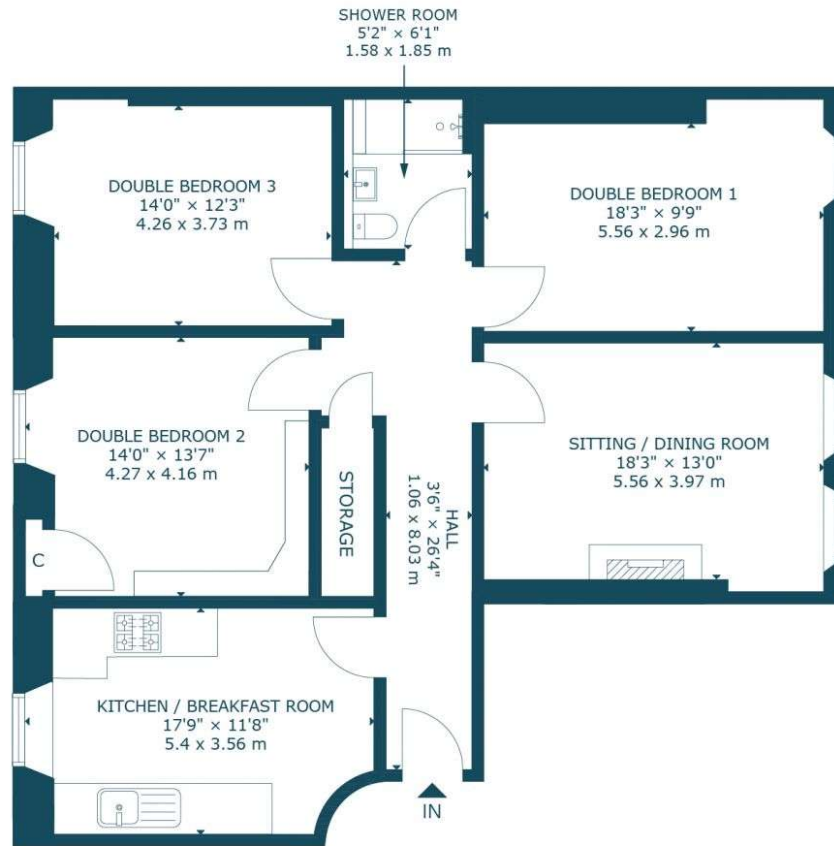


EXTRAS

All fitted flooring and kitchen appliances are included in the sale price.

HOME REPORT VALUATION: £375,000





FIRST FLOOR

178 - 3 PORTOBELLO HIGH STREET, PORTOBELLO, EDINBURGH, EH15 1EX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,109 SQ FT / 103 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.