





Welcome

Welcome to Westbank Place, this three-bedroom semi-detached home is set within a popular factored development in Portobello, situated close to the vibrant High Street and seafront. The property benefits from a private rear garden along with residents' parking. Offering well-proportioned accommodation arranged over two levels, this attractive semi-detached property represents an excellent opportunity for a wide range of buyers seeking a ready-to-move-into home in this highly regarded coastal suburb. The property has recently benefited from a newly installed kitchen and new carpeting, creating a fresh and welcoming feel from the moment you step inside. With its three bedrooms, private garden, residents' parking and recently upgraded kitchen and floor coverings, this is an appealing home that should be viewed to fully appreciate its accommodation and setting.



- Entrance vestibule with useful storage
- Living/dining room
- Newly installed kitchen fully equipped
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Hatch to attic storage accessed by a fixed ladder
- Electric heating options
- Double glazing
- Private rear garden
- Residents parking



Portobello

Portobello is a highly sought-after coastal suburb of Edinburgh, renowned for its relaxed seaside atmosphere, vibrant community and excellent range of local amenities. Situated approximately three miles east of the city centre, the area combines the convenience of city living with the unique appeal of being close to the coast. The neighbourhood is centred around the popular High Street, offering a wide selection of independent shops, cafés, restaurants, bars and everyday amenities, while the iconic Portobello Beach and promenade provide an excellent setting for coastal walks, cycling and outdoor recreation. There are a number of schools, parks and leisure facilities within the surrounding area, with excellent transport links providing convenient access to Edinburgh city centre and beyond. With its distinctive village feel, beautiful beach and strong community atmosphere, Portobello offers an appealing blend of coastal living and easy access to everything Edinburgh has to offer.

Agent notes

The integrated kitchen appliances, curtains and fitted floor coverings are included in the sale. The development is factored by James Gibb with an approximate annual fee of £203.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

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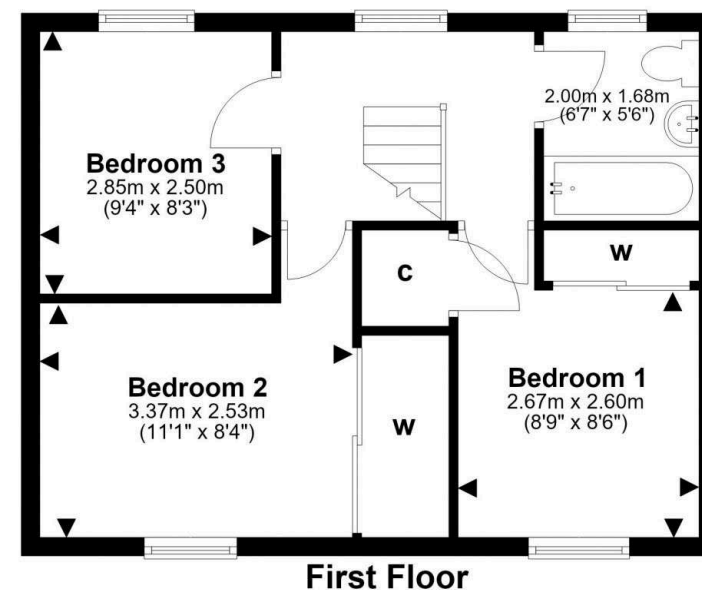
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.