



Location

This beautifully presented ground floor flat is situated in the fashionable suburb of Portobello, a thriving and vibrant area to the East of the city centre.

The bustling High Street and surrounding areas boast a fantastic selection of cafes, restaurants, and independent retailers as well as a Sainburys Local, Aldi and Scotmid. Within easy reach there is an Asda Superstore and Fort Kinnaird Retail Park with over 100 outlets, various restaurants and cafes, and a multiplex cinema.

For sport and fitness enthusiasts Portobello Leisure Centre has a pool, well equipped gym and a varied programme of fitness classes. There is also a Sailing & Kayak Club, 5-a-side football pitches, outdoor bowling club and golf courses. Portobello is also known for its charming promenade, stunning beach, walking/cycle paths and family friendly local parks.

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 and 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

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Side entrance porch

Bright & spacious living room open plan to kitchen diner with bay window

Kitchen diner with washing machine*, fridge* and dishwasher* included in the sale

Rear sun porch with access to rear garden

Two bedrooms with built in storage

Bathroom with shower over bath, wash basin and WC

Extra features

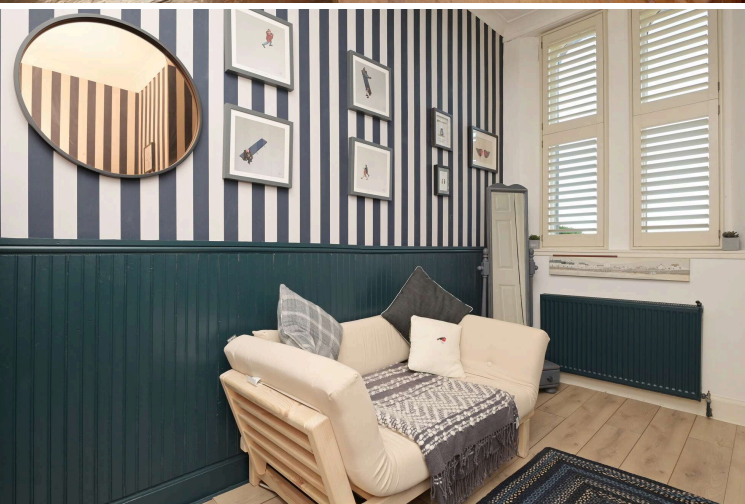
Gas central heating

Well maintained gardens to front and rear

Driveway at the rear

Summer house, Smeg cooker* and other garden furniture may be available for separate negotiation

*these items are believed to be in good working order though their condition is not warranted



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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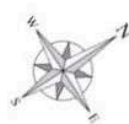
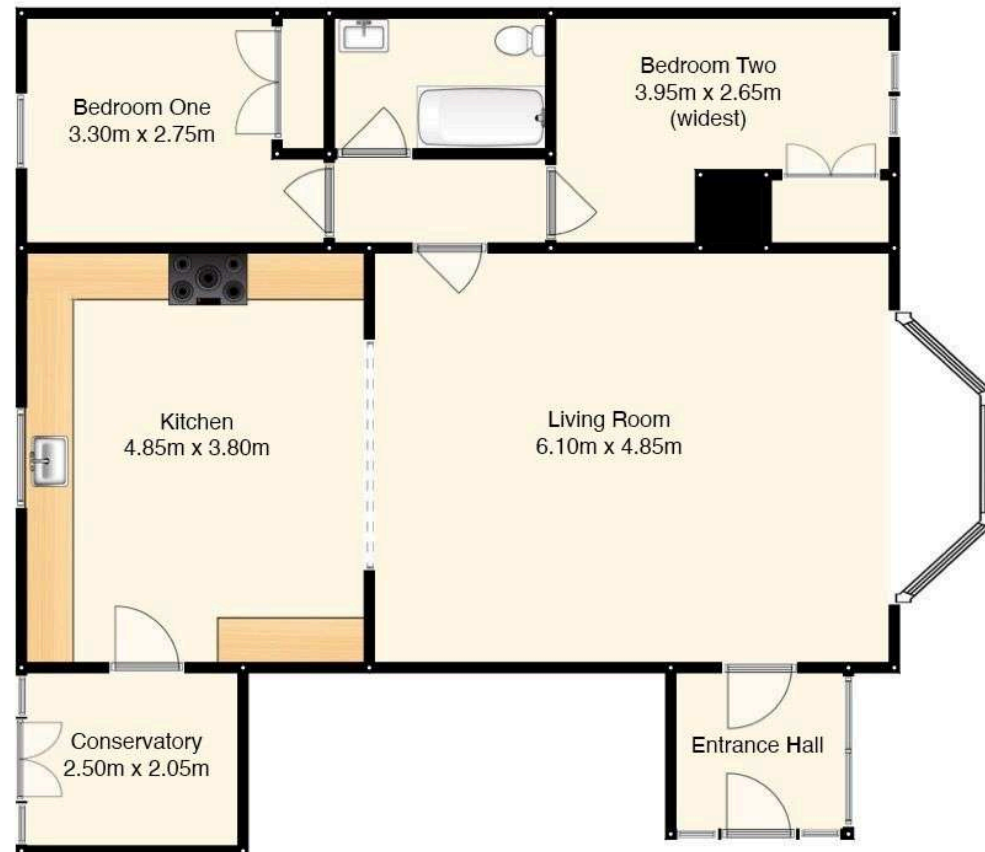
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
85.5m²