



Flat 3, 10 Promenade Terrace
Edinburgh, EH15 1DT

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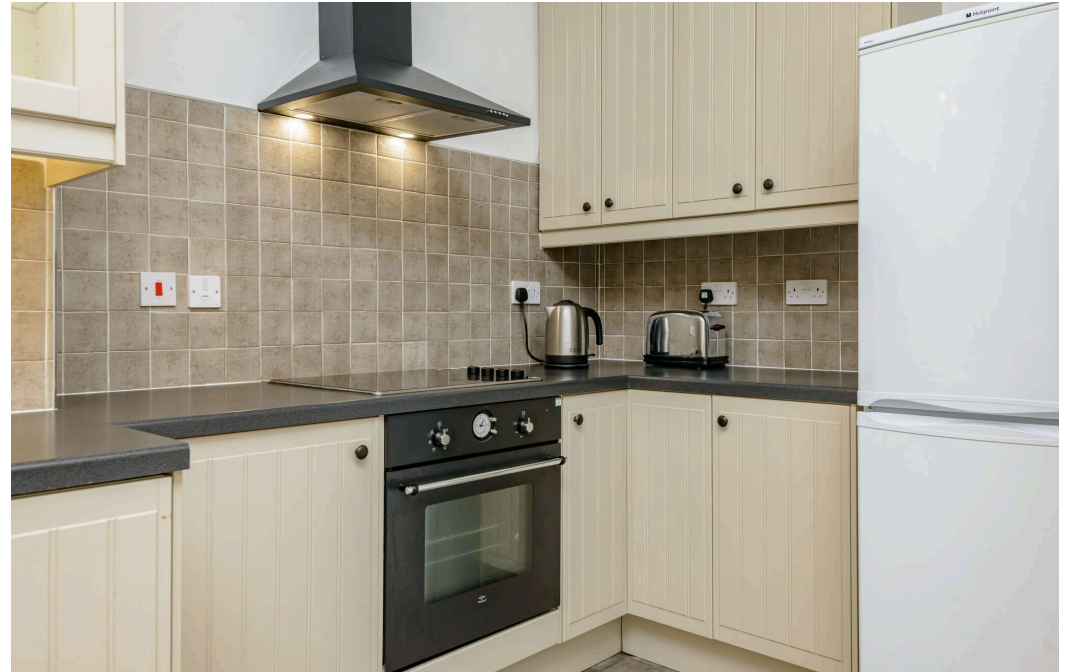
"Promenade Terrace is a beautifully presented, two bedroom flat boasting outstanding sea views"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING ROOM
- BOX ROOM
- KITCHEN DINER
- UTILITY ROOM/OFFICE
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN





Flat 3, 10 Promenade Terrace, Portobello, Edinburgh, EH15 1DT





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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



DESCRIPTION

Promenade Terrace is a beautifully presented, two bedroom flat boasting outstanding, uninterrupted sea views, forming part of a traditional tenement building situated directly on Portobello's Promenade. Entered through a well maintained communal stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hall; bright and spacious living room with bay window offering exceptional panoramic sea views, ornate cornicing, original wooden flooring and feature fireplace; sizable box room; generously sized kitchen diner with integrated hob and electric oven, dishwasher and washing machine and large enough to accommodate a table and chairs for 6; utility room/office with views over the rear garden; front facing, generously proportioned double bedroom 1 with ornate fireplace and stunning sea views; rear facing single bedroom 2 and bathroom with shower over bath, completing the accommodation on offer. Further benefits include: gas central heating; double glazing; south facing communal rear garden laid to lawn with patio area, perfect for entertaining within the summer months; attractive period features; excellent transport links; and a superb range of local amenities, including Portobello Beach and High Street, both of which are just a short walk away.

EPC RATING

The energy efficiency rating for this property is band C

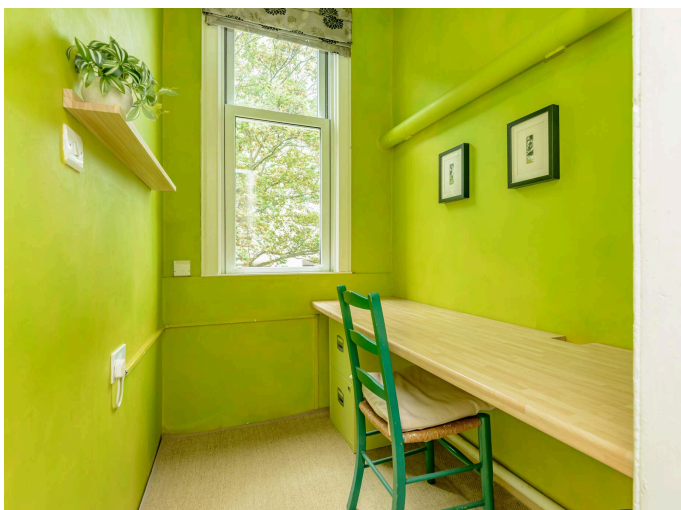
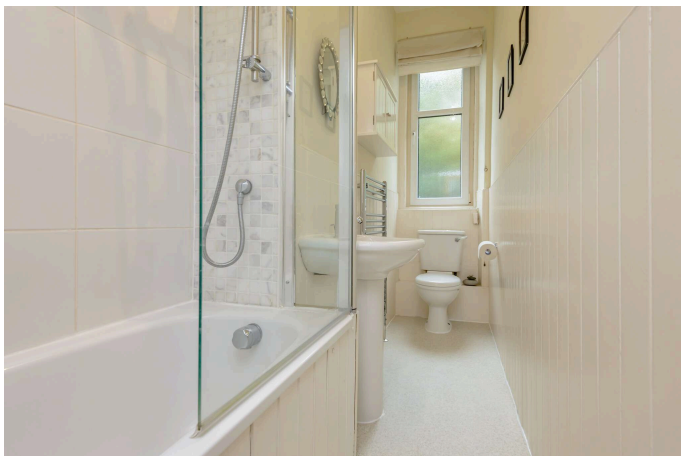
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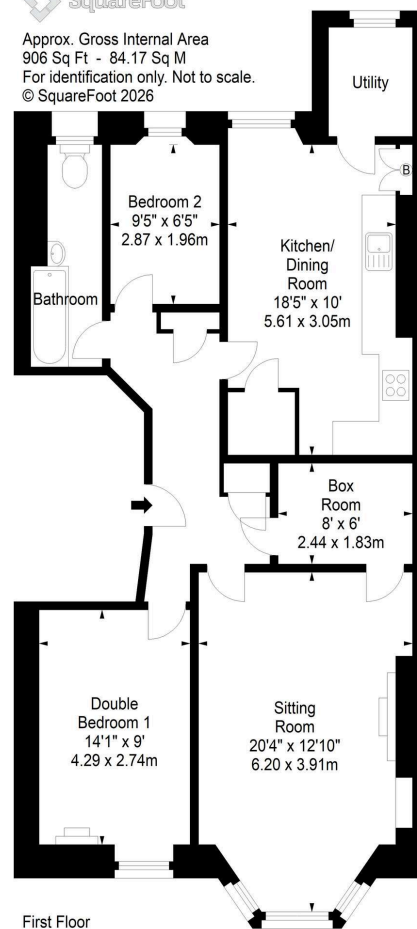
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Promenade Terrace,
Edinburgh,
Midlothian, EH15 1DT



Approx. Gross Internal Area
906 Sq Ft - 84.17 Sq M
For identification only. Not to scale.
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First Floor

ēspc

zoopla

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A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

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