



14/1 Marlborough Street
PORTOBELLO | EDINBURGH | EH15 2BG


warners
solicitors & estate agents



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Nestled on a handsome street in the heart of Portobello, moments from the beach, promenade and excellent cafes and restaurants is this charming ground floor apartment. Boasting ornate period features, gas central heating, a private front garden and a well-kept communal rear garden this property would make an ideal buy in a tranquil, yet well-connected location.

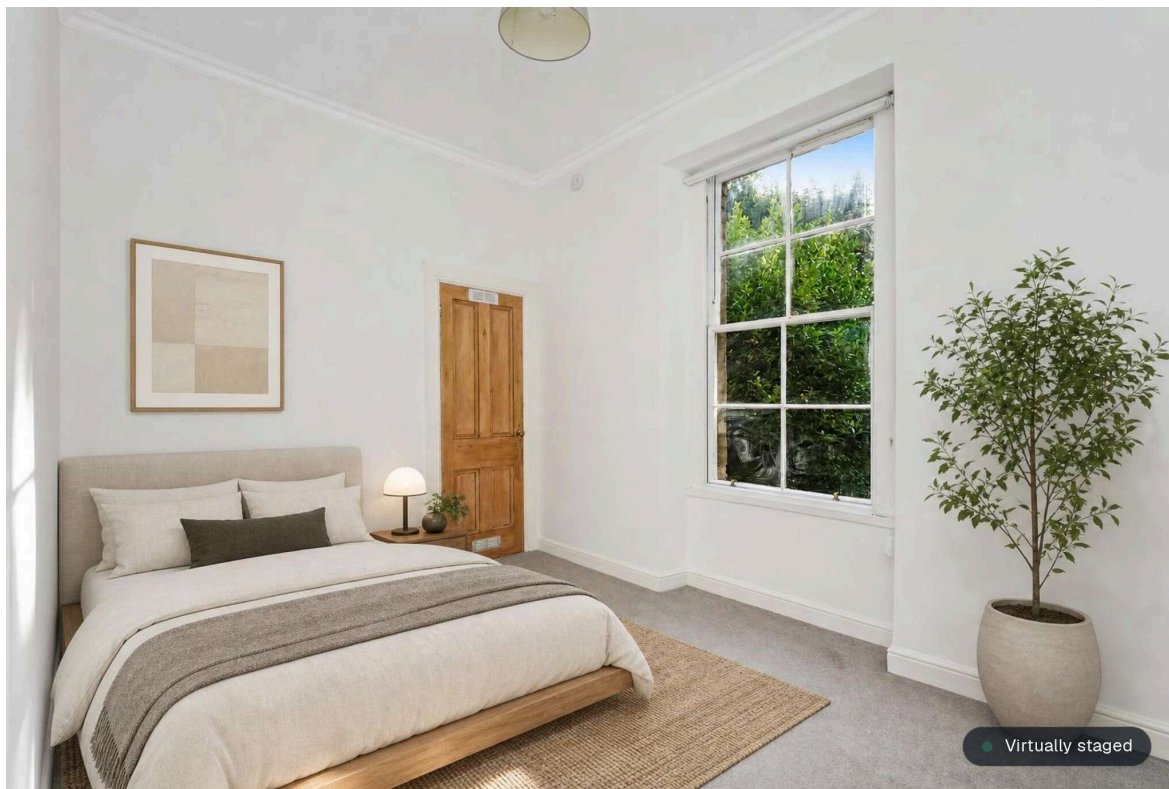
The accommodation comprises a welcoming entrance hallway, a bright bay-windowed lounge with detailed cornicing, ceiling rose and a feature fireplace, a contemporary kitchen with attractive units and sleek worktop, two well-proportioned double bedrooms, the principal bedroom benefiting from a deep storage cupboard, and the flat is completed by a stylish shower room. Externally the private front garden is a low maintenance haven and the communal rear garden is mainly laid to lawn.

- Heart of Portobello location seconds from the beach
- Charming street close to excellent amenities
- Private front garden and communal rear garden
- Ornate period feature including exquisite cornicing
- Welcoming hallway with deep storage cupboard
- Bright bay windowed lounge with feature fireplace
- Modern fitted kitchen with attractive units
- Two large double bedrooms
- Stylish shower room
- Gas central heating

Energy rating D, Council tax band C. There is no factor associated with this property.

Extras included in this sale would be the washing machine, fridge/freezer and microwave.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located within the highly sought-after Portobello conservation area which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away. Leisure facilities on offer are first class and include a choice of stylish bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-a-side football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

