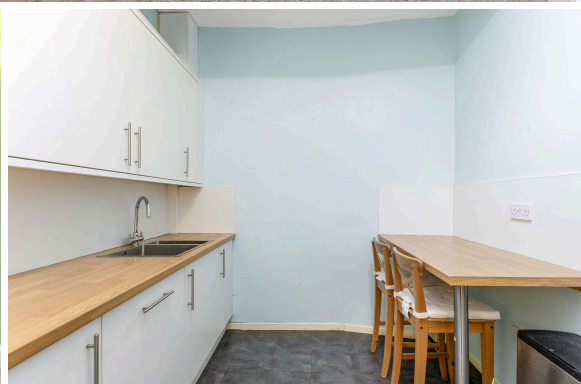




114/3 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 1AL



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Set in the heart of fashionable Portobello, moments from the beach, promenade and excellent local cafes and restaurants is this spacious top floor apartment. Now in need of modernisation the property boasts sea views, a communal garden and gas central heating and would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright South facing lounge with feature fireplace, a contemporary breakfasting kitchen with attractive units, two well-proportioned double bedrooms and the flat is completed by a bathroom with shower over bath.

- Traditional tenement top floor apartment
- Sea views close to the beach
- Set on the thriving high street seconds from excellent amenities
- Welcoming hallway with ample sized storage cupboard
- Bright South facing lounge
- Contemporary kitchen with breakfast bar
- Two large double bedrooms
- Bathroom with shower over bath
- Gas central heating
- Communal garden
- Uninterrupted view of Arthur's Seat and Hillend

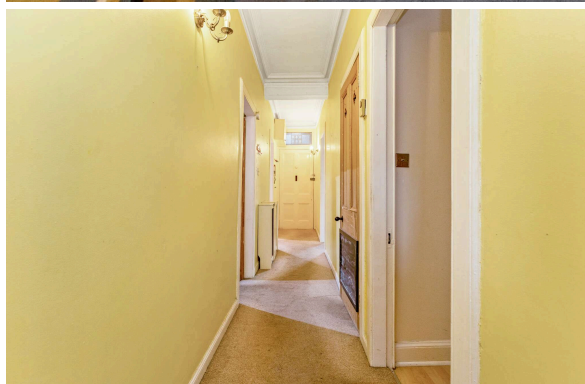
Energy Rating D, Council Tax Band C.

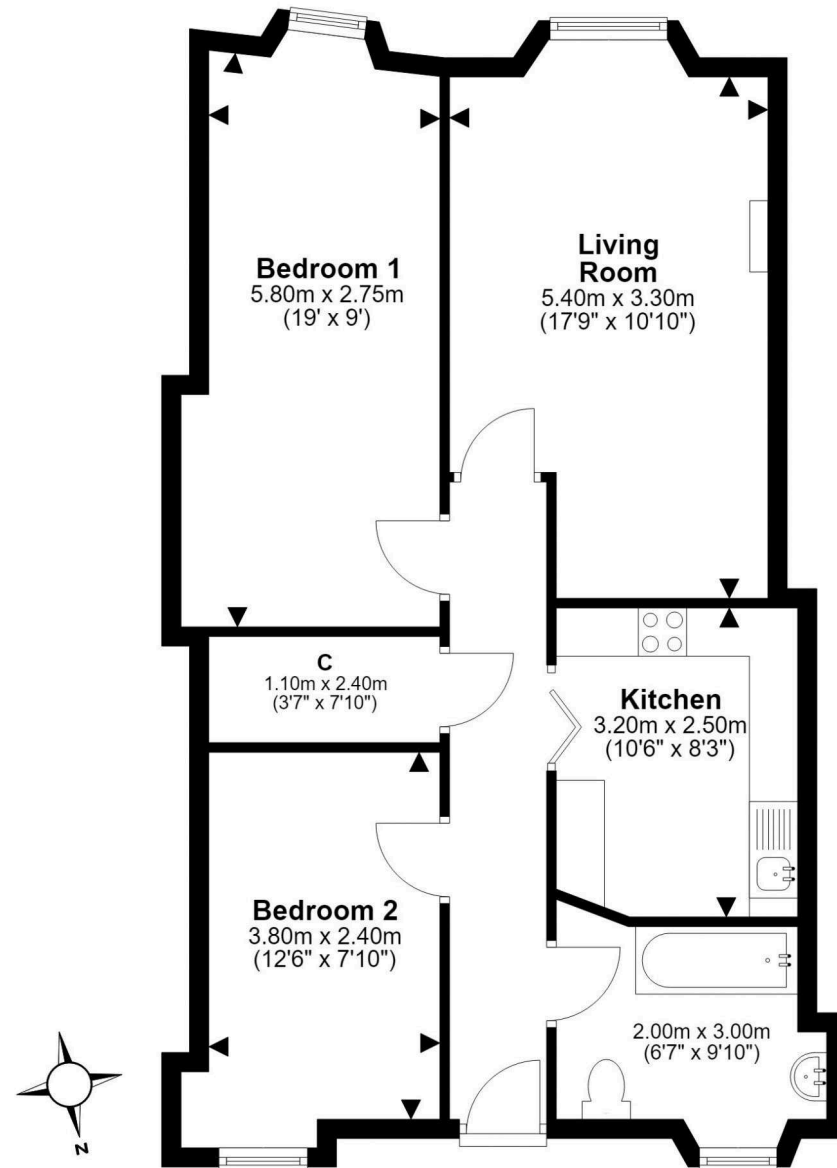
Extras included in sale are fridge freezer, dishwasher, washing machine and oven.

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



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





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.

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