



Lovely, well-presented One-bedroom, top floor flat



Set within the highly desirable seaside suburb of Portobello, this lovely top-floor one-bedroom flat offers spacious, well-presented accommodation in genuine move-in condition. Ideally positioned in the heart of Portobello, the property combines a contemporary interior with excellent storage and attractive communal grounds to the rear. Accessed via a well-maintained communal entrance, the flat opens into a welcoming hallway with excellent storage, including a useful utility cupboard housing the washing machine and a separate cupboard housing the boiler, which was newly installed in 2024. The spacious open-plan lounge, dining and kitchen area provides a fantastic social and entertaining space, with ample room for both comfortable seating and a dining table and chairs. The modern fitted kitchen offers an excellent range of base units, integrated appliances and generous workspace. Two Velux windows, together with a large picture window, fill the room with natural light, while attractive hard flooring and recessed spotlights add to the contemporary feel. The generously proportioned double bedroom is quietly positioned to the rear of the building and enjoys a pleasant outlook over the well-kept communal garden. A fitted wardrobe provides excellent additional storage. The stylish bathroom is fitted with a bath and overhead shower and benefits from attractive wall tiling, a tiled floor, heated towel rail and Velux window, creating a bright and practical space. Externally, residents have access to nicely maintained communal grounds to the rear, laid with gravel and established borders, providing an attractive outdoor space. Permit parking is also available.

Key Features

- Communal entrance
- Hallway with excellent storage
- Open plan lounge/dining/kitchen
- Double bedroom
- Bathroom
- Gas central heating (new boiler 2024)
- Double glazing
- Communal garden
- Permit parking



Portobello

Portobello, is situated to the east of the city centre and is a thriving and vibrant district with an excellent choice, including supermarkets, smaller specialist shops, banks and a post office on the High Street with a short stroll to Portobello Promenade and the beach/sea. 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. Quick access to the city by pass which gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5- a-side pitches. Short distances away are Portobello 9-hole golf course, Duddingston Golf Club, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, dishwasher, fridge, freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£185,000

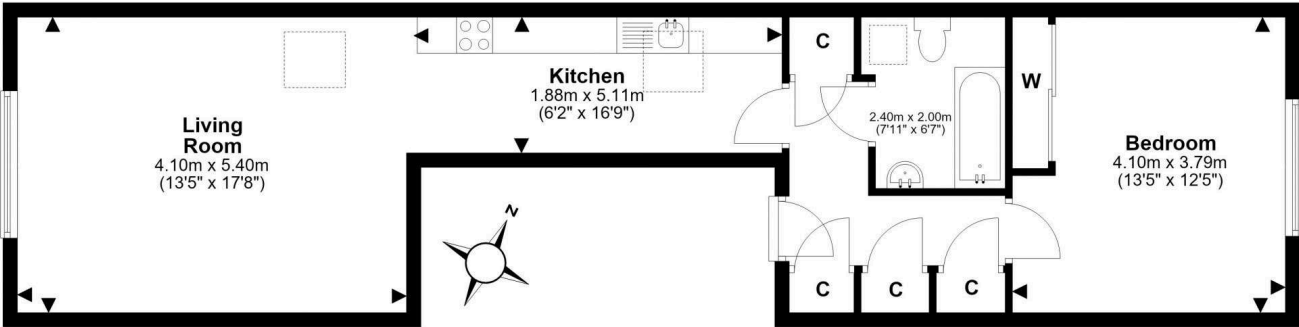
EPC Rating

C

Tenure

Freehold





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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