



4/5 Bernie Terrace
PORTOBELLO | EDINBURGH | EH15 1BU


warners
solicitors & estate agents



4/5 Barnie Terrace, Portobello

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Warners are delighted to present to the market this immaculate and beautifully presented two-bedroom second-floor apartment.

Built circa 2020, the development enjoys an enviable coastal setting, just moments from Portobello's beautiful beach and promenade. Combining contemporary design with stylish, well-proportioned accommodation, this superb apartment offers an ideal opportunity for buyers seeking modern living in a desirable seaside location.

Presented in true move-in condition, the accommodation comprises a welcoming entrance hallway with excellent storage, leading to a bright and spacious open-plan living and dining area. This inviting space is ideal for both everyday living and entertaining. The contemporary kitchen is fitted with an excellent range of wall and base units, providing generous storage and practical workspace.

The principal bedroom is a particularly attractive feature, offering a generous double room with fitted wardrobes and a stylish en-suite shower room. The second double bedroom is well proportioned and offers flexibility for guests, family members or those working from home. Completing the accommodation is a modern family bathroom, fitted with a contemporary three-piece suite and shower over the bath.

Further benefits include gas central heating, double glazing, excellent storage throughout and a secure entry phone system. The development is complemented by well-maintained communal grounds and residents' parking.

- Immaculate, move-in condition throughout
- Stylish two-bedroom second-floor apartment
- Sought-after Portobello location, moments from the beach and promenade
- Principal bedroom with fitted wardrobes and en-suite shower room
- Residents' parking, well-maintained communal grounds

Council Tax D and Energy Rating B

Factor fee is approximately £1000 per annum with a £350 deposit payable to Ross & Liddell.

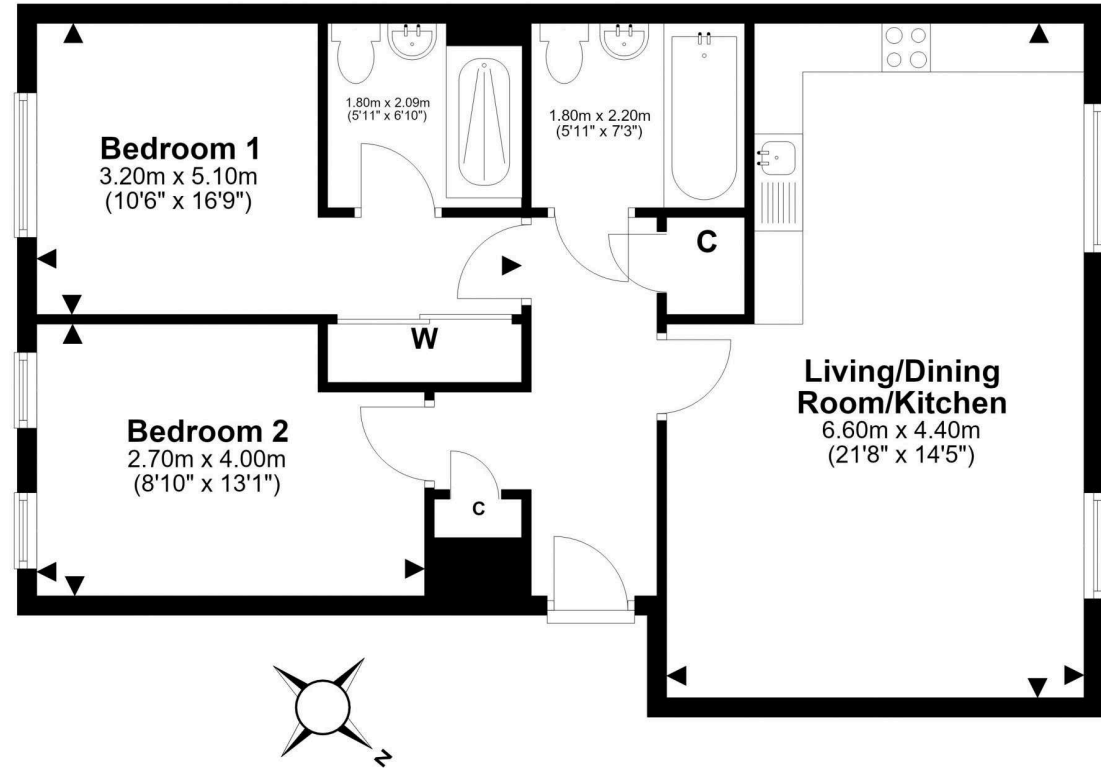
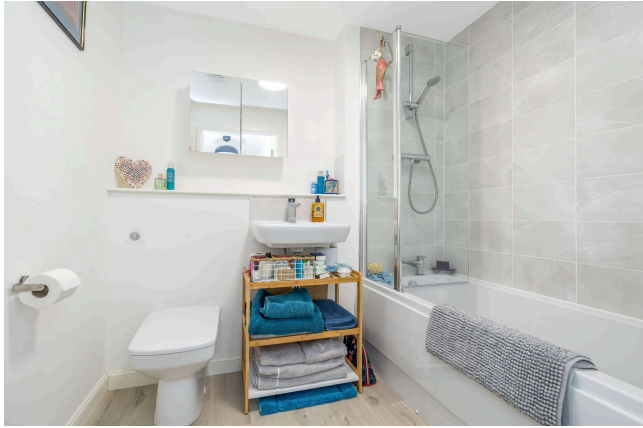
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixed kitchen appliances and blinds will be included in the sale. The curtains, washing machine, shelf in living room and coat rack will not be included in the sale.

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.