

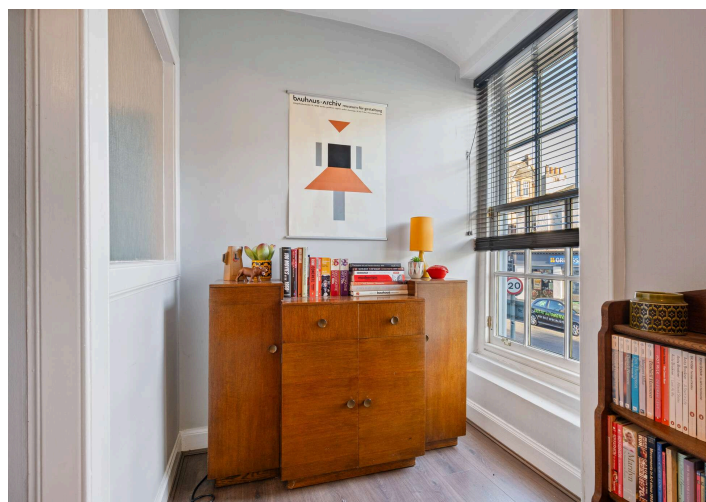


173 Portobello High Street

Portobello, Edinburgh, EH15 1EU



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Spacious 2-bed upper flat with generous living space in the heart of popular Portobello.

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Box room
- Bathroom with shower
- Stylish decor
- Presented in move-in condition
- Bright & well proportioned
- Excellent location close to local amenities
- Gas central heating & double glazing

Offers Over:

£315,000



Further information can be found in the home report.

About the Property

This spacious and well-proportioned two-bedroom upper flat is situated on Portobello High Street, ideally placed for the excellent amenities and attractions of this popular seaside suburb.

The property offers generous accommodation arranged over two levels, with the main living space on the first floor and a useful ground-floor entrance area.

The accommodation comprises a welcoming entrance hallway, a bright and spacious sitting room, and a well-proportioned kitchen/dining room providing an excellent space for everyday living and entertaining.

There are two comfortable double bedrooms, a box room offering useful additional space for a home office or storage, and a modern bathroom with

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds, in addition to the white goods within the kitchen - Oven, hob, washing machine, dishwasher & fridge/freezer.

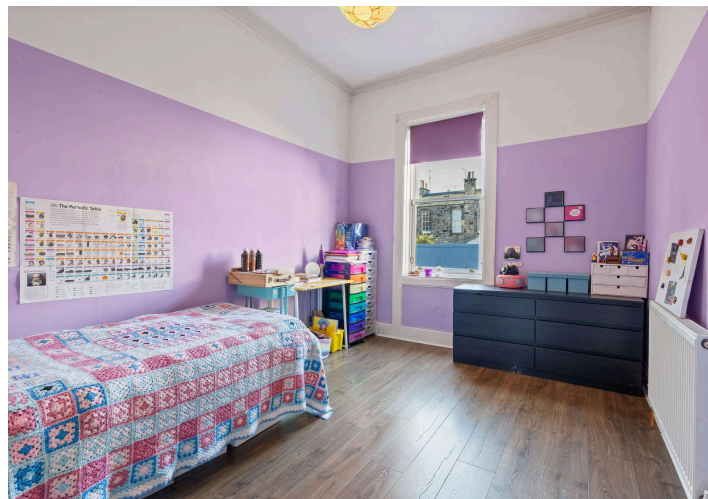
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📍 Location

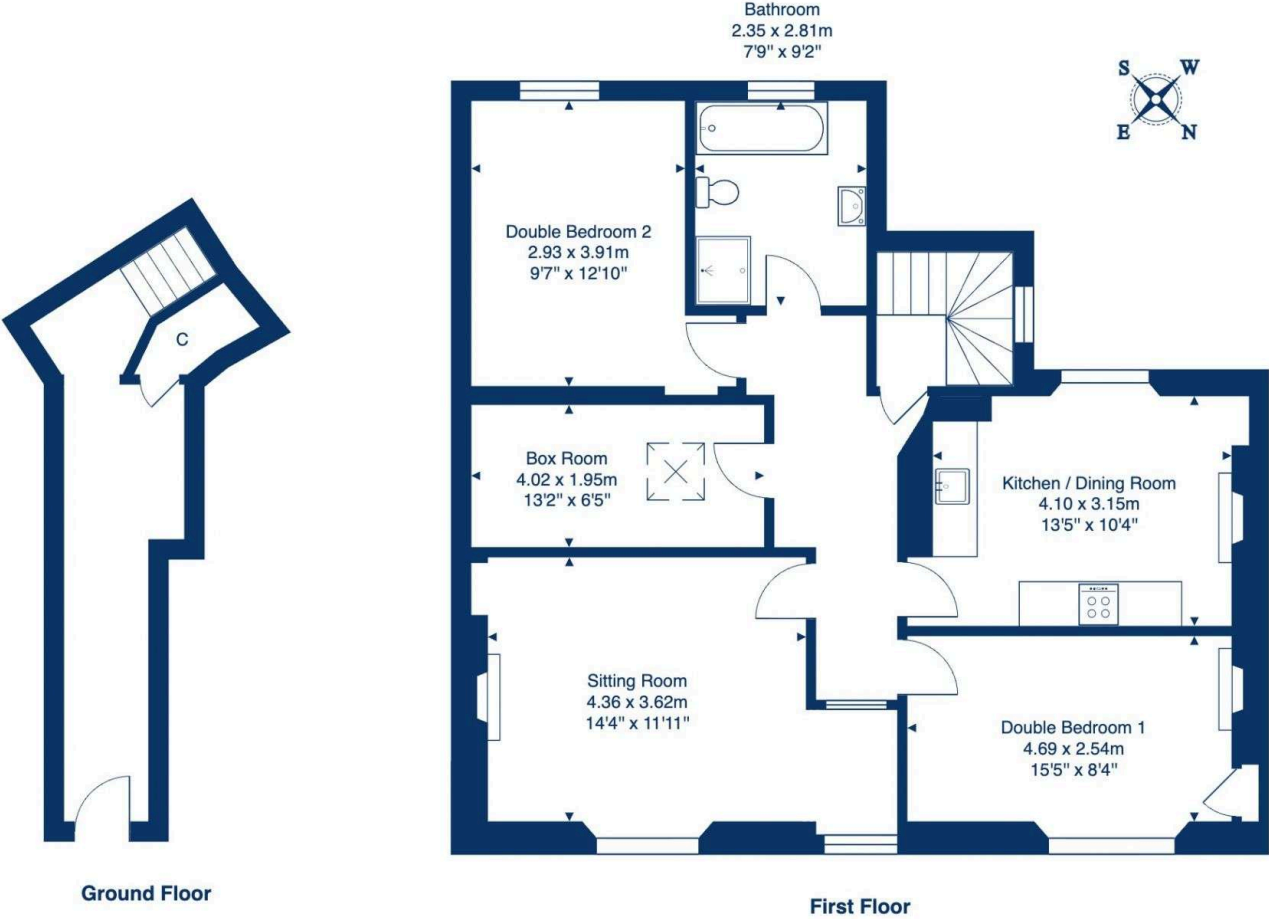
Located approx three miles northeast of the city centre, Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Within walking distance of sandy beaches, and within sight of Arthur's Seat and minutes of the picturesque East Lothian countryside, it is easy to see why this is one of the capital's most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. The bustling High Street is lined with a charming array of shops, including cafes, restaurants, galleries, independent retailers, several bakers, butchers, and greengrocers. Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. It is within the catchment areas for well-regarded Towerbank, St. John's RC and Brunstane primary schools, with both Portobello and Holyrood high schools within easy reach. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its close proximity to Edinburgh City Bypass and the A1.





Floor Plan

173 Portobello High Street, Edinburgh, EH15 1EU



Total Area: 98.8 m² ... 1064 ft²

All measurements are approximate and for display purposes only.



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