



RALPH SAYER
SOLICITORS & ESTATE AGENTS

68/5 Portobello High Street

Portobello EH15 1AN

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Situated on Portobello High Street, this one bedroom second floor tenement flat enjoys a great location, a short stroll from Portobello beach and promenade. The High Street offers all amenities for your daily needs, as well as a wide variety of independent shops and eateries.

A charming traditional home, accentuated by period features and stylish décor, which would appeal to a first time buyer, the investor market or the perfect pied-à-terre – with an easy commute into the city centre. The accommodation offers an open plan lounge and kitchen area - with space for dining, a generous double bedroom with fitted wardrobes and a stylish three-piece bathroom. This lovely home also offers great views from the front and rear, with Arthurs Seat to the front and the Firth of Forth to the rear.

Property Summary

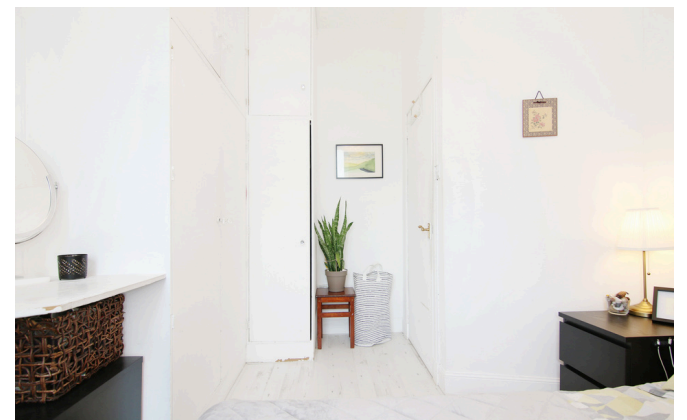
- Traditional second floor flat, a short stroll from Portobello beach
- Open plan lounge & kitchen
- Double bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared garden
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - B

Extras: all fitted floor coverings, window coverings, cooker and fridge/freezer, will be included in the sale.



Home Report Value - £150,000





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dream property!



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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

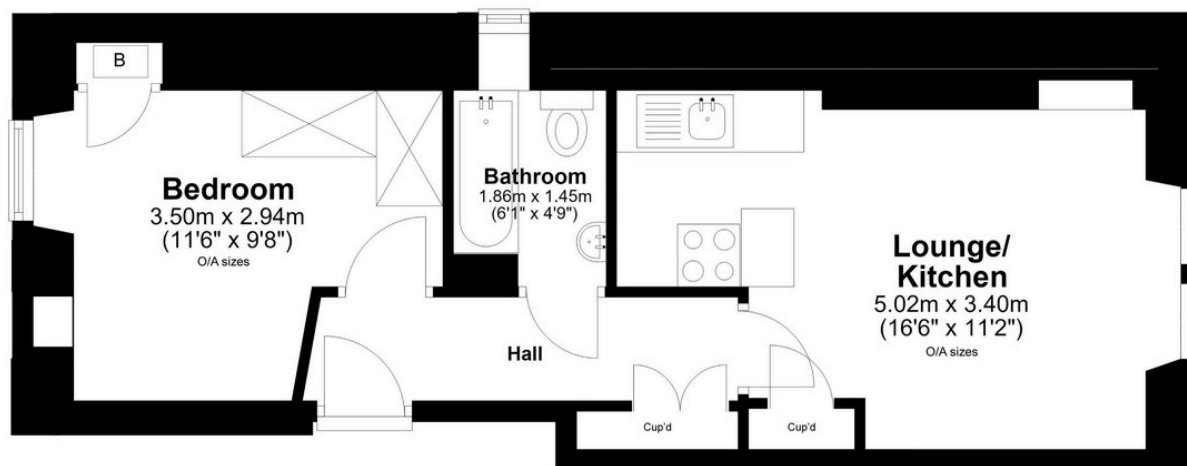


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



PORTOBELLO BEACH



Location

Portobello is an historic seaside town, lying on the outskirts of Edinburgh and only a 15 minute journey into the city centre, making it a popular choice for city professionals and family's. The main attraction is it's beautiful sweeping crescent beach and promenade, a 'playground' for all and a popular destination on a sunny weekend. The High Street offers a wealth of amenities, including big high street names and small independent traders, along with a thriving cafe/bar culture. More extensive shopping can be found at nearby Fort Kinnaird which also has cinema and gym. As well as the beach, for leisure activities, there are the historic Turkish Baths (now Portobello Swim Centre) with swimming pool and gym, a five aside football facility and a couple of local golf courses. The area is serviced by a regular bus routes and there direct access to the A1 and the City Bypass.