NEILSONS

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Offers Over

£230,000

22/2 Hillcoat Loan

Portobello | Edinburgh | EH15 1AU

A beautifully presented main door double upper, situated on a peaceful and established residential street in the picturesque coastal area of Portobello.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Residents parking
- EPC rating – D
- Council tax band - C



Description

The property has been subject to a variety of significant upgrades over the years by the existing owner and offers an excellent opportunity to purchase a flexible, move-in ready home in one of Edinburgh's most popular residential areas

The first floor comprises; a spacious reception/dining room with laminate flooring, fresh neutral décor and a bright west facing aspect, open plan to a stylish modern kitchen which has been fitted with a range of contemporary base and wall units, complete with coordinated worktops and a selection of quality appliances.

On the upper level you have two well-proportioned double bedrooms, both with fitted mirrored wardrobes, and a tiled family bathroom with three piece white modern suite, splash screen, heated rail and over-bath shower.





Please note that the property has been virtually staged and is currently empty. Photographs of the empty rooms have been included.

Extras

All curtain poles, light fittings, white goods and integrated appliances are included.

Gardens, parking and factor

There are well maintained gardens scattered throughout the development and ample residents parking is available. The property also benefits from access to a useful communal store, shared with the downstairs neighbour. The communal areas are managed by James Gibb Factors, for a quarterly fee of approximately £45.

Viewing

By appointment through Neilsons (0131 625 2222).



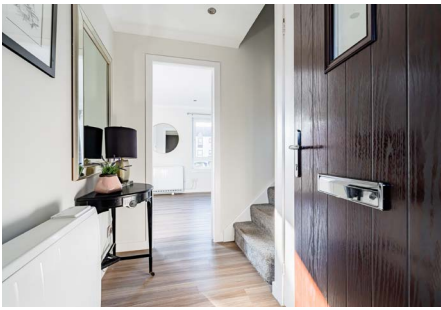






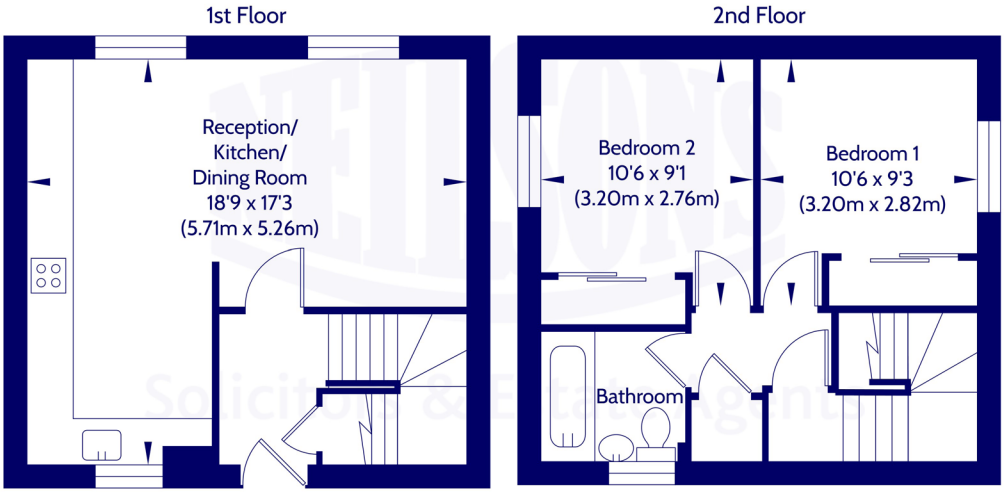
Location

Hillcoat Loan forms part of a quiet established modern development within the highly desirable Portobello district of the city with the beach and promenade just a short walk away. The nearby high street offers a good choice of specialist shops and services including a large Aldi and Sainsbury's Local. There are a number of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the City By-pass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 60 Sq M / 644 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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