

COULTERS ©

1 LAING TERRACE

PORTOBELLO, EDINBURGH, EH15 2DY

1 BED | 1 BATH | 1 PUBLIC





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TAKE A LOOK INSIDE

Enjoying an excellent position just moments from Portobello Beach, this attractive one-bedroom ground-floor flat offers a comfortable home with the added benefit of access to a shared rear garden. Set within a traditional stone-built building on Laing Terrace, the property combines characterful features with a practical layout and is ideally placed for enjoying the nearby promenade and amenities of Portobello.

KEY FEATURES

- Maindoor flat positioned on quiet lane in the heart for Portobello.
- One large double bedroom.
- Well maintained shared garden with private shed.
- Unrestricted on street parking.
- Within a short walk of all Portobello amenities.
- Located on the edge of Portobello Promenade.
- EPC Rating - D
- Council Tax Band - B







The flat is entered directly into the open-plan sitting room and kitchen, creating a sociable living space. The sitting area features timber flooring, a front-facing window and space for lounge furniture, while the kitchen is fitted with contemporary cabinetry, wooden worktops and a range of appliances. There is also space for a small dining table.The double bedroom is a well-proportioned room, with timber flooring and space for freestanding bedroom furniture. The bathroom is currently fitted with a Japanese-style bath, which will be removed prior to sale and replaced with a standard bath. The surrounding area will be made good as part of the works.

Externally, the property benefits from access to a shared rear garden, which is laid mainly to lawn and provides space to sit outdoors. Laing Terrace is particularly well placed for the beach and promenade, with Portobello's selection of independent shops, cafés and restaurants also close at hand. Regular bus services offer convenient connections to Edinburgh city centre and surrounding areas.



THE LOCAL AREA

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a long sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, 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 fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, 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.

EXTRAS

All curtains, blinds, light fittings, fitted flooring & integrated appliances are included in the sale price. All curtains, blinds, light fittings, fitted flooring & integrated appliances are included in the sale price. Please note the Japanese bath is not included in the sale.

HOME REPORT VALUATION: £200,000

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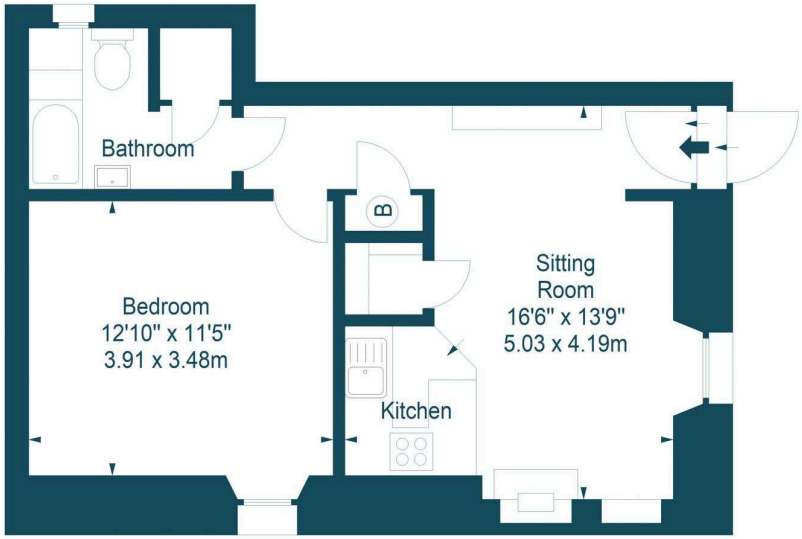
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Laing Terrace,
Edinburgh,
Midlothian, EH15 2DY

SquareFoot

Approx. Gross Internal Area
470 Sq Ft - 43.66 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.