







# Flat 8, 25 Bridge Street

Edinburgh, EH15 1DB

A

# *"Flat 8, 25 Bridge Street is a stunning top floor flat within a luxury, factored development in Portobello"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- LIFT ACCESS
- HALLWAY
- LIVING/DINING/KITCHEN
- BALCONY
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND PARKING

















## LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. There are also many indepedant local shops. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club, 5-a-side football pitches and Padel Courts. Short distances away are outdoor bowling clubs and golf courses

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

## DESCRIPTION

Flat 8, 25 Bridge Street is a stunning top floor flat within a luxury, factored development, enjoying breath-taking uninterrupted views across the Firth of Forth to Fife. Offered in exceptional order and boasting lift access; allocated underground parking and private terrace, this contemporary home within an enviable coastal locale will appeal to a variety of buyers.

The accommodation comprises: well-maintained shared entrance with lift to underground parking; welcoming hallway with secure entry phone system and four storage cupboards off; stylish, reconfigured open plan kitchen/living/dining room with modern kitchen with quality integrated appliances with patio doors leading to a terrace with beautiful aspects; bright and spacious double bedroom 1 with fitted wardrobes and en-suite shower room; double bedroom 2 with fitted wardrobes and modern & a family bath room with shower over the bath. The property benefits from double glazing, gas central heating and allocated parking within an underground resident's car park.

## EPC RATING

The energy efficiency rating for this property is band B.

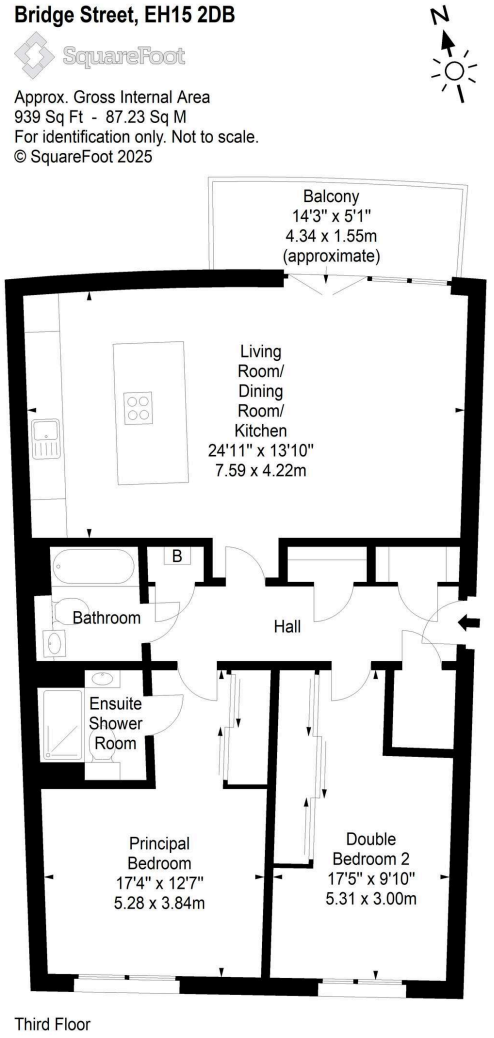




Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.







Third Floor

ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc ZOOPLA OnTheMarket rightmove

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565