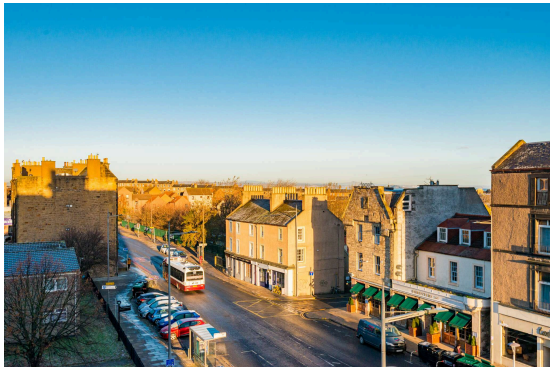








73/17 Portobello High Street

Edinburgh, EH15 1BQ

A

"73/17 Portobello High Street is an immaculate and recently refurbished fourth floor apartment"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- LIFT
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING












ZANUSSI
ZANUSSI





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. 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 and 5-a-side football pitches. 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 B, however, please check with the local authority.

DESCRIPTION

73/17 Portobello High Street is an immaculate and recently refurbished fourth floor apartment boasting panoramic sea views from one side and Arthur's Seat from the other. Forming part of an established, residential development, located in the heart of Portobello, east of Edinburgh city centre.
Accommodation comprises: secure door entry; lift; hallway; living/dining/kitchen with attractive units and built in appliances; double bedroom one with en-suite shower room; double bedroom two with built in wardrobe; bedroom three and shower room with walk in shower and heated towel rail.
Further benefits include electric heating, double glazing and residents parking.

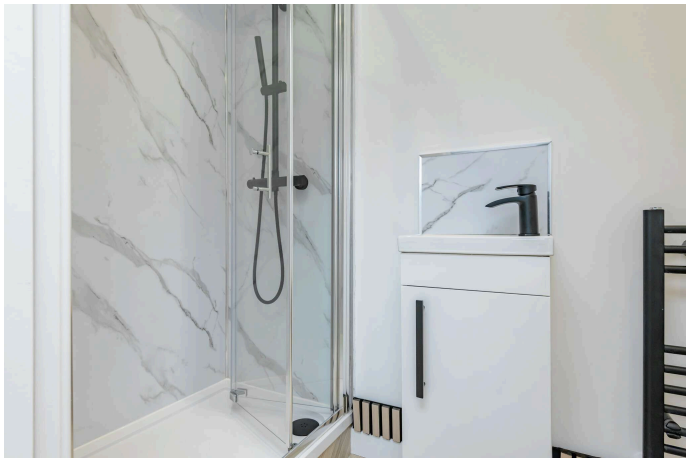
EPC RATING

The energy efficiency rating for this property is band D





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.

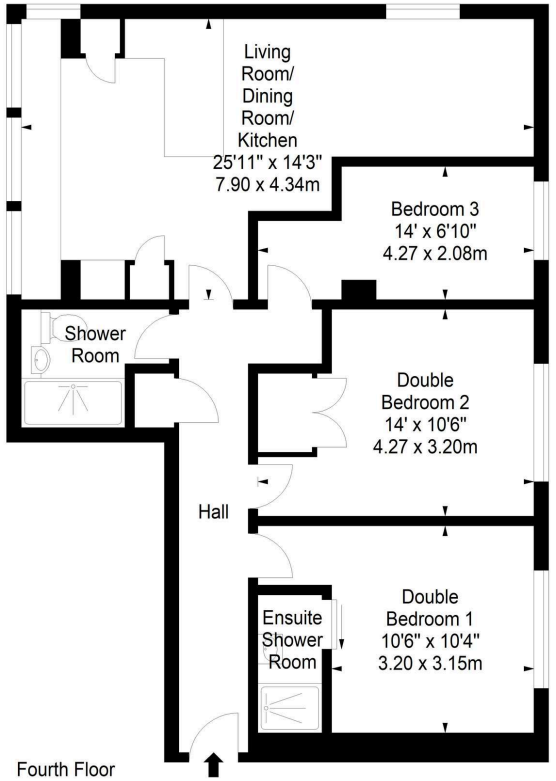




Portobello High Street,
Edinburgh,
Midlothian, EH15 1BQ

SquareFoot

Approx. Gross Internal Area
822 Sq Ft - 76.36 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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