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134B PORTOBELLO HIGH STREET
EDINBURGH
EH15 1AH



Occupying a superb position at the heart of Portobello's vibrant high street minutes from the beach, this two-bedroom traditional apartment promises a wonderful lifestyle.

From its first-floor entrance, the carpeted hallway takes you to a charming west-facing living room. Featuring twin windows overlooking the high street and a lofty ceiling it exudes a sense of space and light. Original period features include an Edinburgh press and a focal mantelpiece with a living flame fireplace. Adjoining is a comfortable box bedroom. From here the good-sized and bright dining kitchen now requires modernisation but boasts ample wall and floor units, built-in cupboards, and worktop space with plenty of room for freestanding appliances. Enjoying an easterly aspect and adorned with a living flame fireplace nestled in a feature mantelpiece it is warm and welcoming. The second bedroom is a compact yet inviting double and a classic bathroom showcases a bath with a wall-mounted shower, WC and washbasin. Externally, the property offers a shared garden and there is on-street parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Property features

- First-floor traditional apartment
- Elegant west-facing living room
- Spacious east-facing dining kitchen
- Two bedrooms
- Classically styled bathroom
- Electric heating
- Double glazing
- Shared rear garden
- On-street parking

Area

Lying three miles to the east of Edinburgh city centre, Portobello with its award-winning beach, bustling promenade and scenic open spaces is a sought-after place to live. Along with peaceful walks, and beach days, this historic neighbourhood boasts a tastefully refurbished Category A listed Victorian swimming baths with fitness classes, an authentic Turkish bath, and a gym; and a five-a-side football facility along with the Portobello Kayaking and Sailing Club, and Row Porty. An array of restaurants and bars includes the Beach House Cafe and Civerinos. Daily shopping needs are met by an Aldi, Sainsbury's Local and Co-op as well as by independent retailers. A monthly farmers market is held in Brighton Park and there is an Asda five minutes away. Local schooling includes Towerbank Primary School and Portobello High School with private options in easy reach. Portobello has excellent transport links with regular bus services taking you from the High Street into Edinburgh City Centre in 25 minutes, and there is easy access to the A1 and City Bypass.

EPC Rating: F

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Repot please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

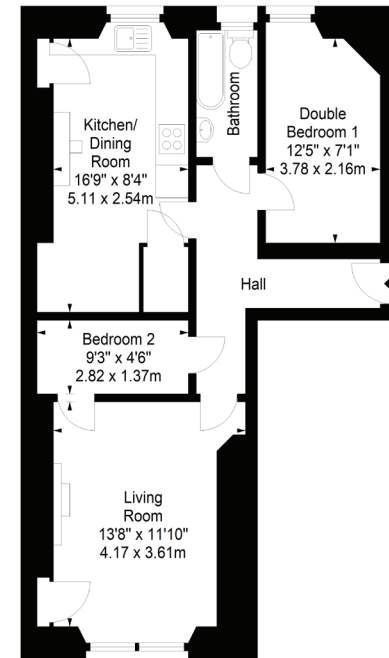




Portobello High Street,
Edinburgh,
Midlothian, EH15 1AH



Approx. Gross Internal Area
591 Sq Ft - 54.90 Sq M
For identification only. Not to scale.
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First Floor

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