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PORTOBELLO, EDINBURGH, EH15 2BA



OPEN REAR ASPECT WITH VIEWS OVER
PORTOBELLO BEACH AND THE FIRTH OF FORTH



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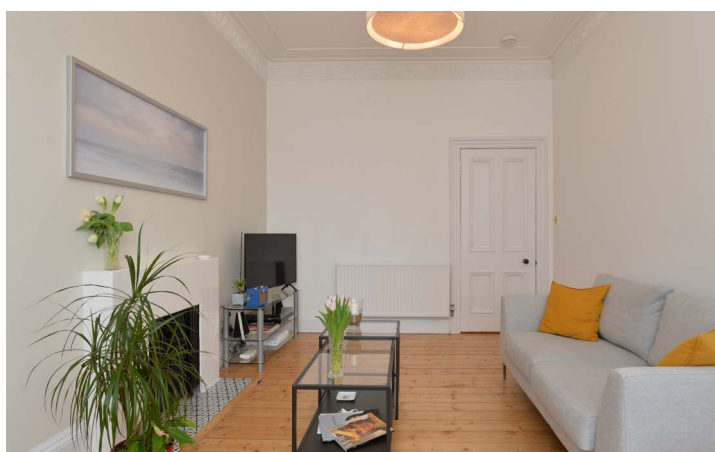




McEwan Fraser is delighted to present this beautiful, three-bedroom, main door flat to the market. The property is part of Windsor Mansions, a superb row traditional of red-sandstone tenement flats that back onto the Promenade in sought-after Portobello. The property boasts excellent proportions, an immaculate finish, direct access to the rear garden, and an open rear aspect with views over Portobello beach and the Firth of Forth.

A central front door opens into a handy vestibule with a further door opening into a spacious hallway. The first thing that catches your eye is the beautiful, exposed floorboards that run throughout the property. The hallway includes in integrated storage and has plenty of space for sideboards or a desk if needed. The accommodation is focused on a spacious and bright living room that is neutrally decorated and includes a host of period features. While the existing fireplace creates a natural focal point, the proportions on offer give plenty of flexibility for the new owner to create their ideal entertaining space.

The Lounge





Moving further along the hall, you find a generous dining kitchen. An original box room has been absorbed into the kitchen and plays host to a range of contemporary units that give generous prep and storage space for the aspiring chef. Induction hob, oven, fridge freezer, and dishwasher. This clever use of space opens up the rest of the kitchen to hold a large dining table and potentially extra seating if desired.

A door from the kitchen leads onto a decked area and communal rear garden which fantastic views over the beach and Firth of Forth. Laundry facilities are in a utility cupboard off the kitchen.





There are three bedrooms which are all doubles. Bedroom one overlooks the rear of the property and enjoys excellent natural light, high ceilings, and plenty of space for a full suite of free-standing bedroom furniture. Bedroom two is a similarly well-proportioned double which further benefits from an en-suite shower room. Bedroom three is illustrated as a nursery but can comfortably host a double bed and supporting furniture.

The internal accommodation is completed by the stylish master bathroom which is partially tiled and boasts a white three-piece suite with shower over bath. The bathroom has an external window for natural light and increased ventilation.

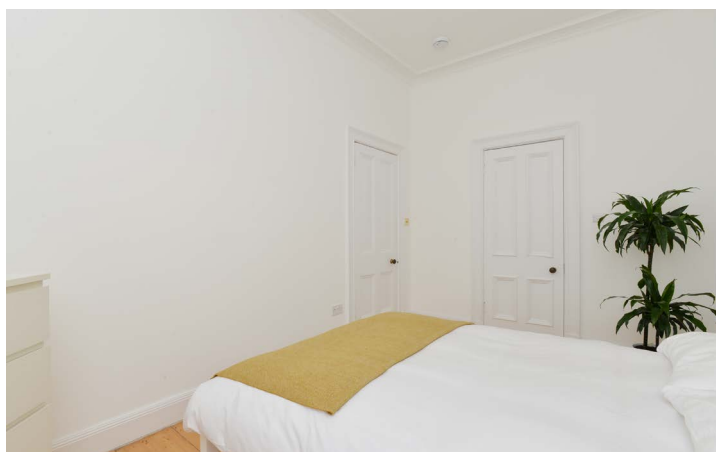
This is a stunning property, viewing is essential to fully appreciate both the proportions, quality of finish, and situation on offer.



Bedroom 1



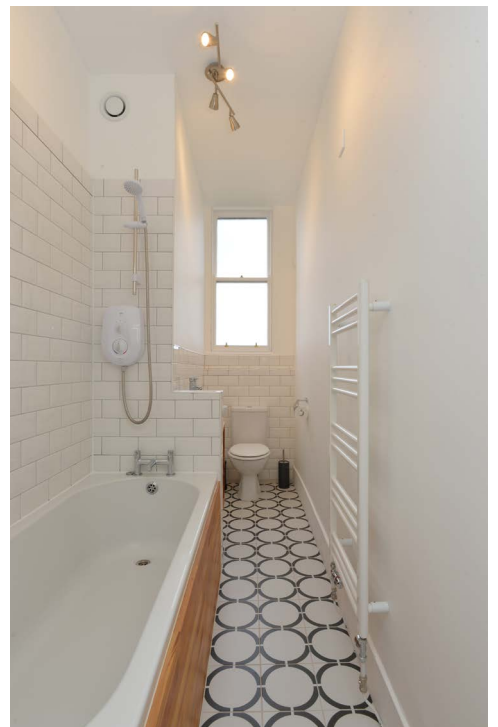
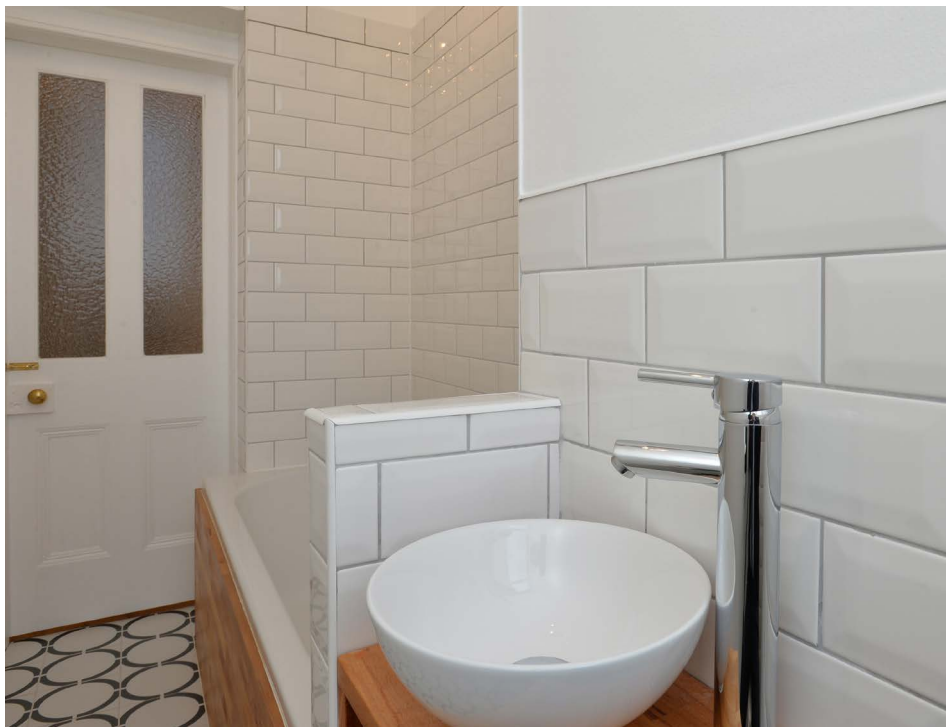
Bedroom 2



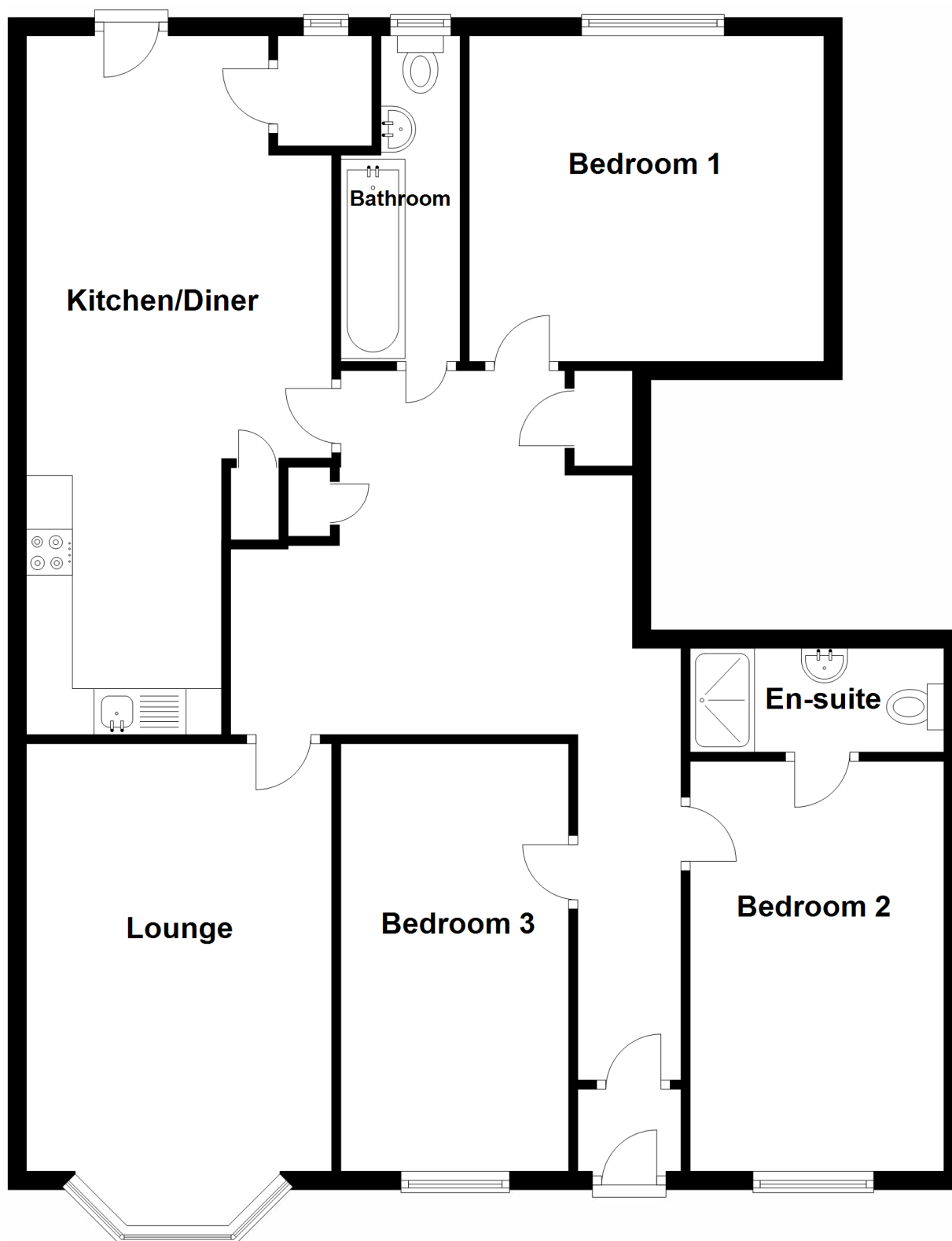


Bedroom 3





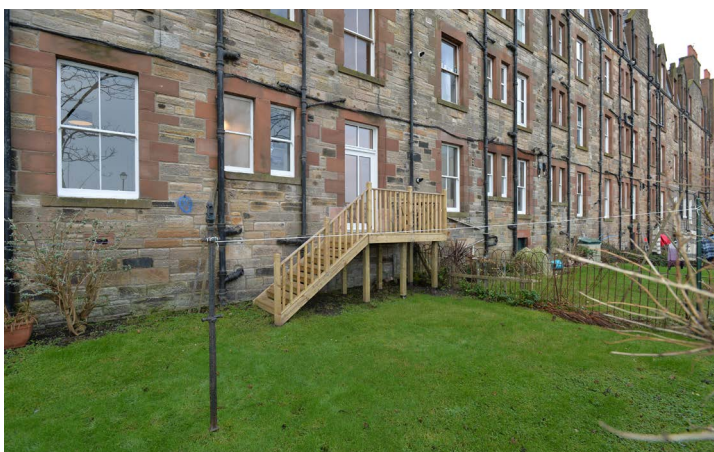
The Bathroom



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19'11") x 3.32m (10'11")	Bathroom	3.54m (11'8") x 1.30m (4'3")
Kitchen/Diner	7.61m (24'11") x 3.32m (10'11")	En-suite	2.76m (9'1") x 1.13m (3'8")
Bedroom 1	3.86m (12'8") x 3.54m (11'8")	Gross internal floor area (m ²): 112m ² EPC Rating: D	
Bedroom 2	4.46m (14'8") x 2.76m (9'1")		
Bedroom 3	4.65m (15'3") x 2.48m (8'2")		

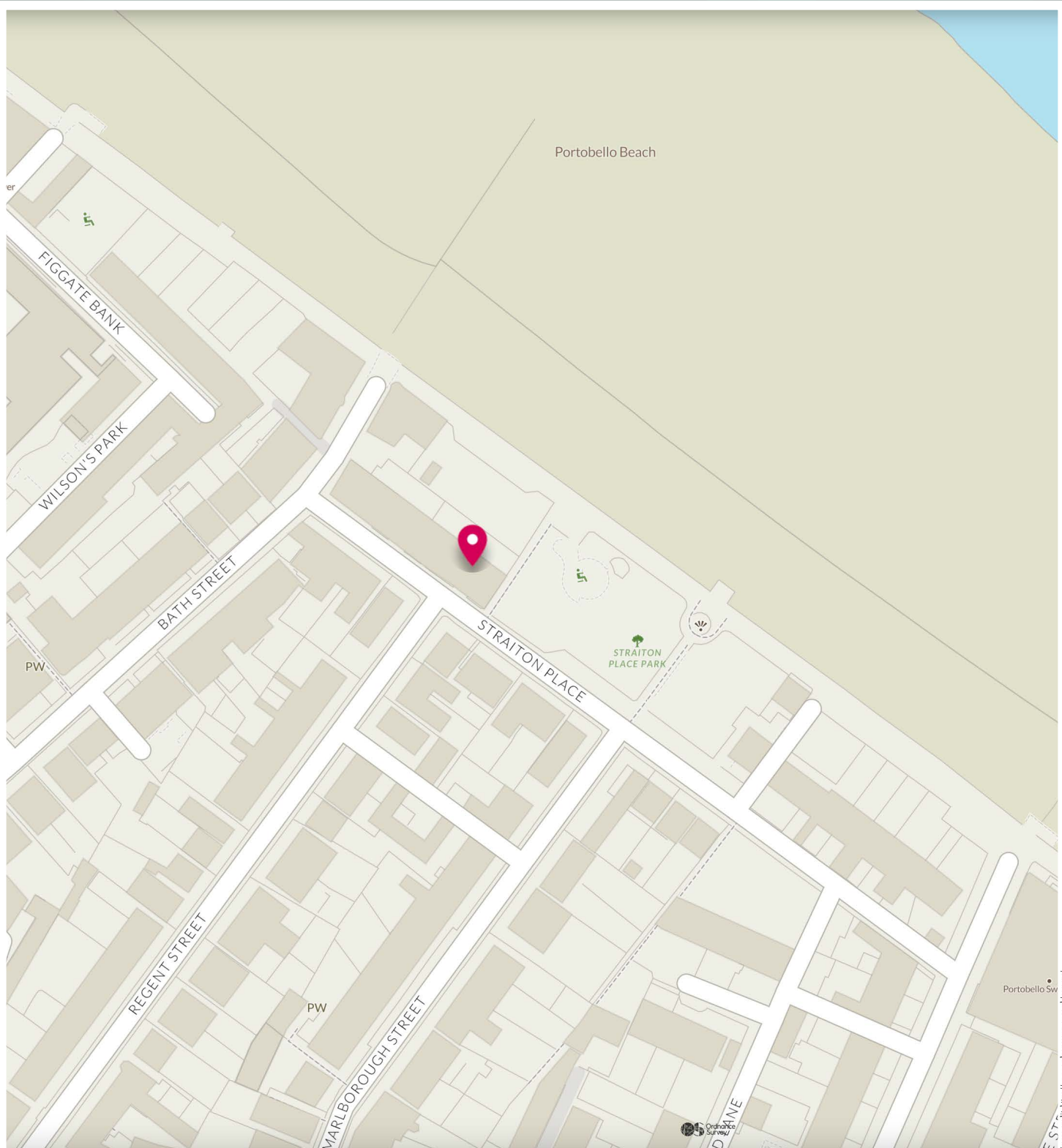
The Garden





The prosperous and highly sought-after seaside suburb of Portobello offers easy access to the capital (which is just three miles away), a white sandy beach, outstanding independent shops and cafes, and a cosmopolitan village atmosphere. The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, 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.

Ford 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.



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