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A fantastic opportunity has arisen to acquire this stunning two-bedroom ground-floor main door apartment



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A fantastic opportunity has arisen to acquire this stunning two-bedroom ground-floor main door apartment located in a highly sought after development in Portobello. Early viewing is highly suggested.

LOUNGE/KITCHEN/DINER



Internally, this accommodation is in excellent decorative order while briefly consisting of an entrance hallway with a sizeable utility cupboard leading into the bright and spacious open-plan lounge/kitchen/diner. This spacious open-plan room is perfect for entertaining and provides ample space for both lounge and dining furniture.



The kitchen is fitted with a generous sweep of cabinetry and workspace, framed with splash-back tiling and stylish quartz worktop. It benefits from an integrated 4-gas hob, oven, extractor hood, fridge-freezer and dishwasher as well as under-unit lighting and a large island with further storage and breakfast-bar style seating. There is also direct access to the private patio area and further landscaped grounds.





There are two double bedrooms that are large in size with one benefitting from wall-to-wall integrated mirrored wardrobes with sliding doors and the other offering space for a single integrated wardrobe. Both bedrooms offer room for freestanding furniture. The internal layout is complete with a partially-tiled three-piece bathroom with an over-bath shower and chrome heated towel rail.

THE BATHROOM



BEDROOM 1

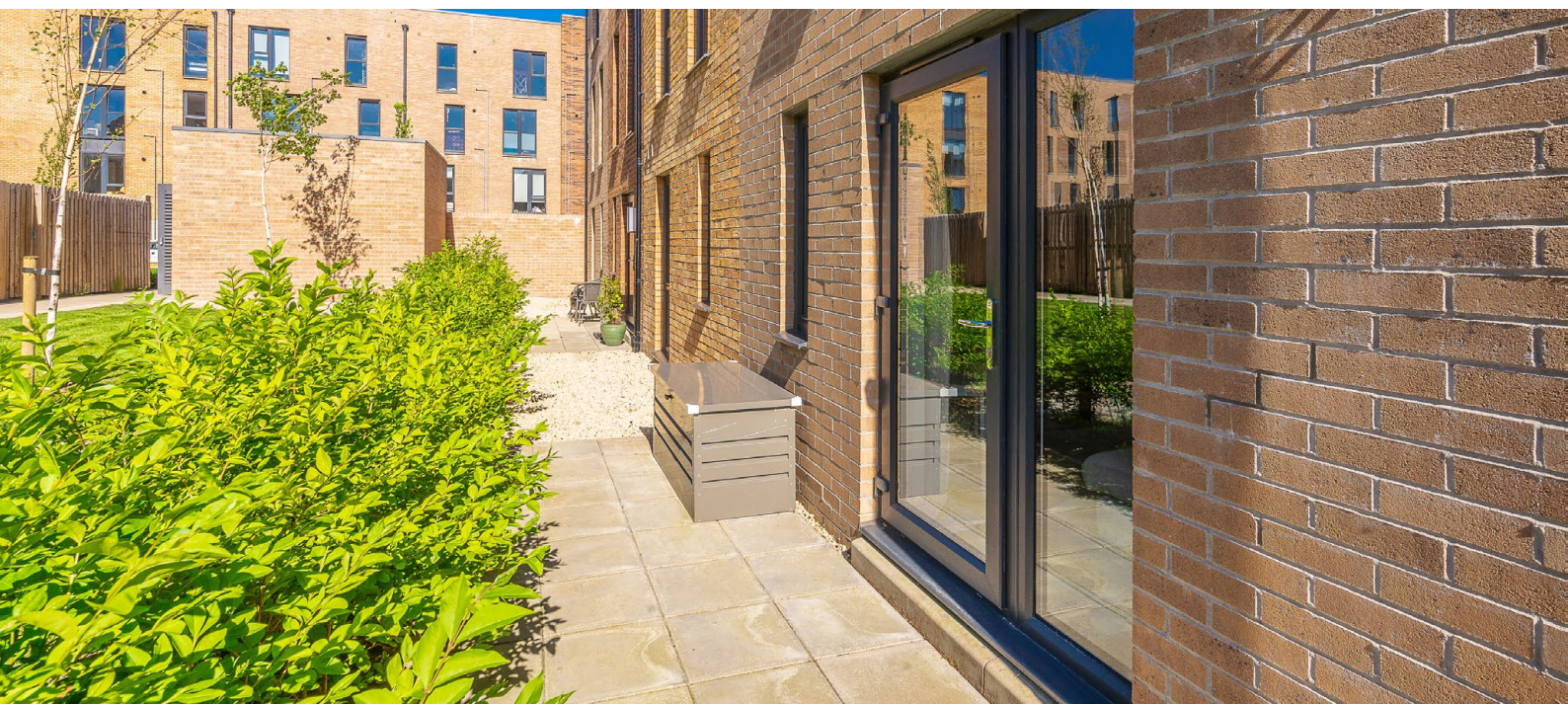


BEDROOM 2

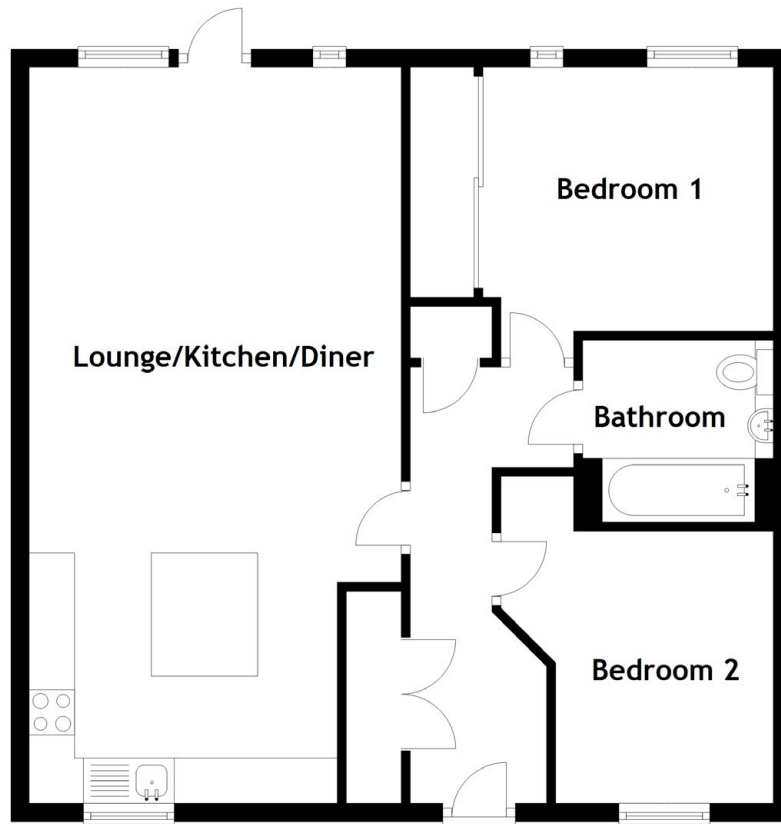


This property also benefits from; a single-car driveway, gas central heating and full double glazing.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

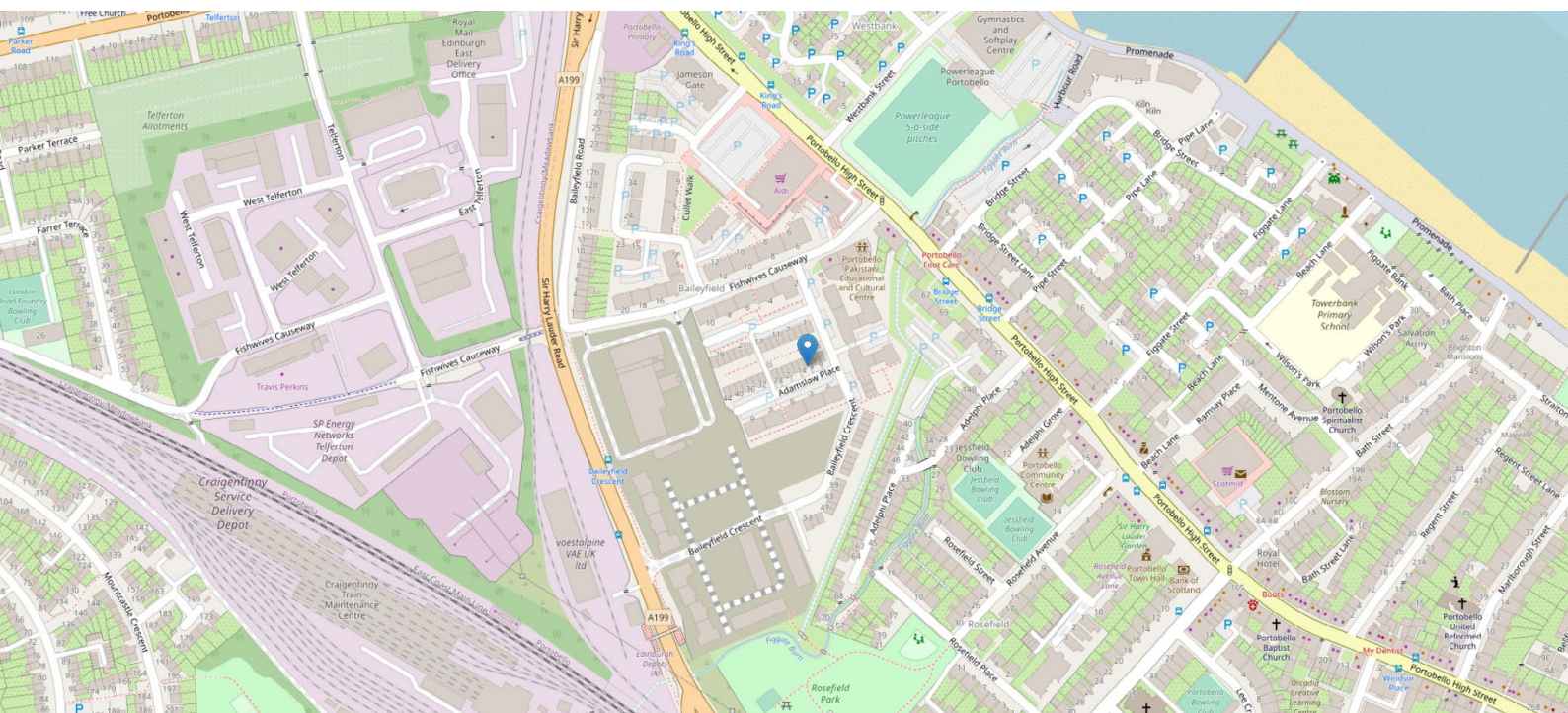


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Diner	8.10m (26'7") x 4.10m (13'5")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m2): 70m²
EPC Rating: B

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

The property is located in the popular and highly sought after area of Portobello with excellent local amenities including an Aldi Supermarket, Post Office and local pubs/restaurants.





Recreational facilities are also plentiful with health and fitness clubs, sports clubs, Portobello Swim Centre and Portobello Beach which is great for families, dog walkers, wild swimmers along with many cafes and bars and amusement arcades creating a great environment to sit with a coffee or ice-cream and watch people going by. Further along the coast Portobello is ideally located for easy access to east Lothian for further nature and excellent golf courses. Schooling is well served locally by Portobello High School, Towerbank and St John's RC Primary Schools. The private sector is easily accessible in Edinburgh along with Loretto in Musselburgh.



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