

3F2, 8 Seafield Road East

PORTOBELLO, EDINBURGH, EH15 1EB



*STYLISH AND SPACIOUS PORTOBELLO HOME WITH
PANORAMIC SKYLINE VIEWS AND A SUPERB DINING KITCHEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk







McEwan Fraser Legal is delighted to present this exceptionally spacious top-floor flat, perfectly situated in the heart of Portobello. Beautifully presented throughout, this impressive one-bedroom home boasts generous proportions rarely found in comparable properties. It also offers the potential to be reconfigured into a two-bedroom layout, subject to the necessary consents.

Steeped in period charm, the living spaces feature high ceilings and an abundance of natural light. The large dining kitchen is a particular highlight, providing an excellent area for cooking, entertaining, and everyday living, with ample room for a full-size dining table.



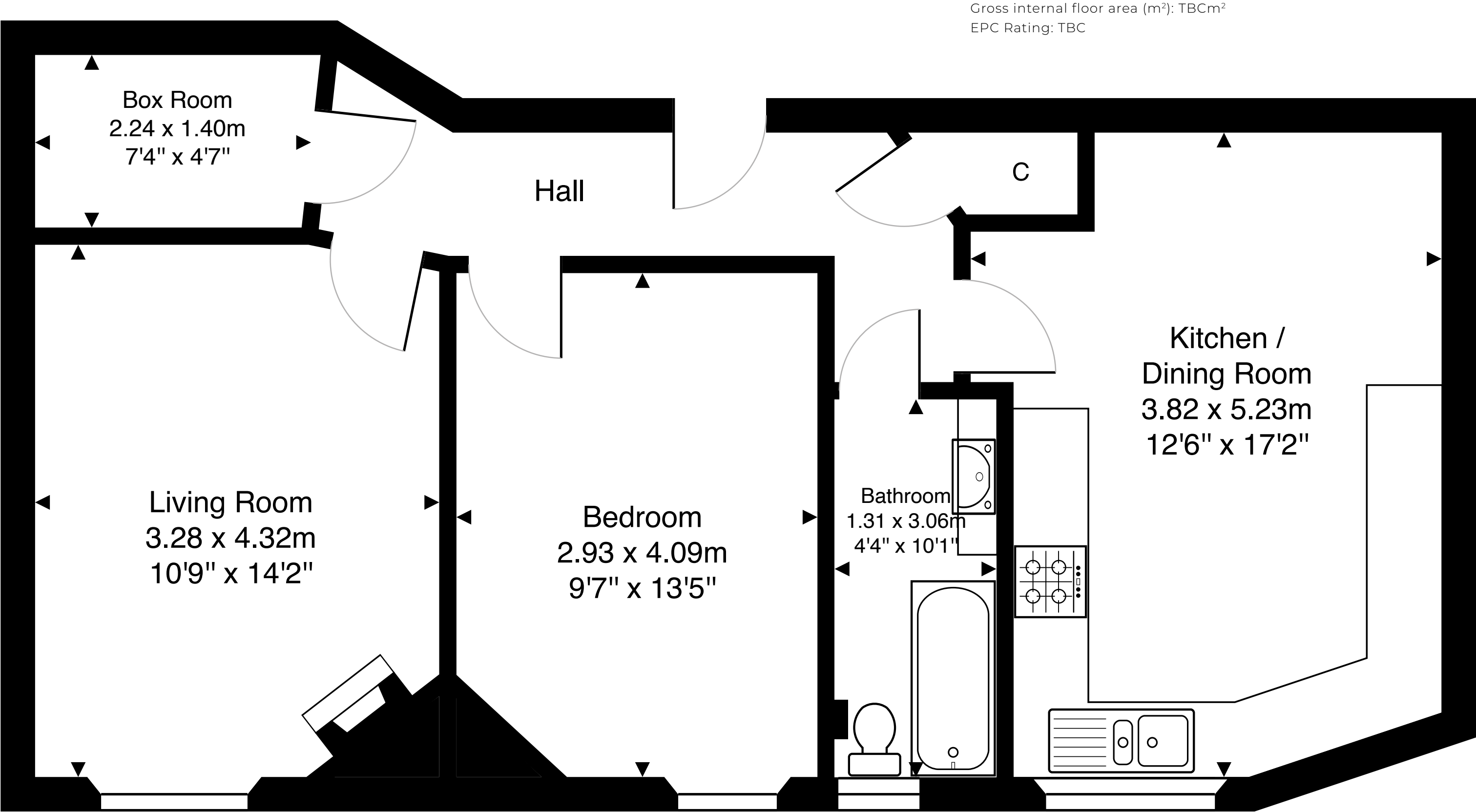


The bedroom is generously proportioned and enjoys uninterrupted views toward Arthur's Seat and the Pentland Hills. The property also features a stylish three-piece bathroom and a highly functional box room, which adds valuable flexibility for use as a home office, dressing room, or additional storage.



Every window shares the same spectacular outlook, offering a daily reminder of the stunning surroundings that make Portobello so sought after.

Externally, the property shares access to a communal garden. Early viewing is highly recommended.





Situated moments from Portobello's vibrant High Street, excellent cafes, and scenic beach promenade, this stylish home is ideal for first-time buyers, professionals, or those seeking a coastal lifestyle with convenient city access. Portobello, a popular destination east of Edinburgh's centre, provides comprehensive shopping along the High Street for daily and monthly needs. For more extensive requirements, an Asda supermarket is only a short drive away.

The area offers abundant recreation, including promenade and beach walks, nearby golf courses, and dining options such as The Beach House, The Espy, and The Dalriada. The High Street features wine shops, pubs, and various restaurants and takeaways. Residents also benefit from a local indoor pool, fitness suite, artificial football pitches, and a sailing club.

Local primary and secondary schools are within easy reach. A regular bus service from the doorstep connects directly to Edinburgh city centre to the west, and to Joppa and Musselburgh to the east.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.