

# 8 Mount Lodge Place

PORTOBELLO, EDINBURGH, EH15 2AB



*SPACIOUS AND MODERNISED TWO BEDROOM  
FLAT IN EDINBURGH'S PORTOBELLO AREA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser Legal is delighted to present this two-bedroom lower villa flat in the sought after area of Portobello. The property is in walk-in condition having been modernised by the current owners. Inside, the property comprises of:

- Bright and spacious living room with a working gas fireplace and original wooden floors, this room will certainly not disappoint.
- Fully equipped, open plan kitchen/dining room featuring a free-standing range cooker and integrated fridge freezer and dishwasher. The kitchen leads to the utility room, which is spacious and serves the property well whilst also offering access to the private rear garden.
- Two spacious double bedrooms. Both bedrooms offer various possible configurations for free-standing furniture and storage.
- A modern three-piece bathroom with partially tiled walls, which affords a mains shower over the bath, a WC and sink.
- Private gardens to the front and rear, with the south facing rear benefitting from a sheltered and sunny patio.

In addition to this, the property includes excellent storage space in the hall, gas central heating, full double glazing as well as benefitting from being well insulated, this will be a warm and cost-effective home year-round. Parking is available on-street and is free of charge.







# the kitchen





# bedroom 1







bedroom 2





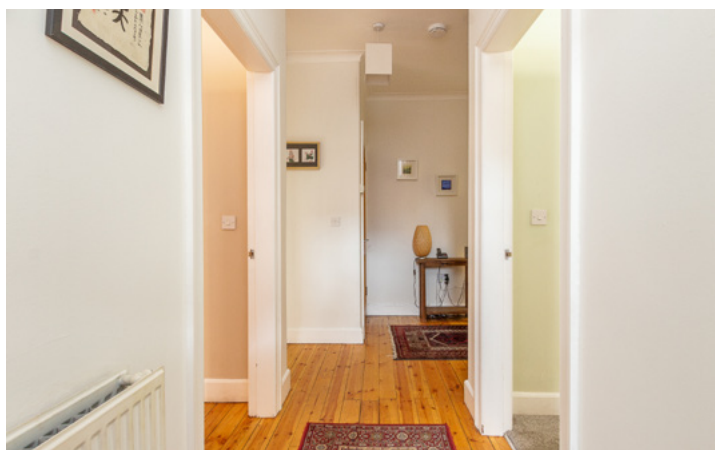


**the bathroom**

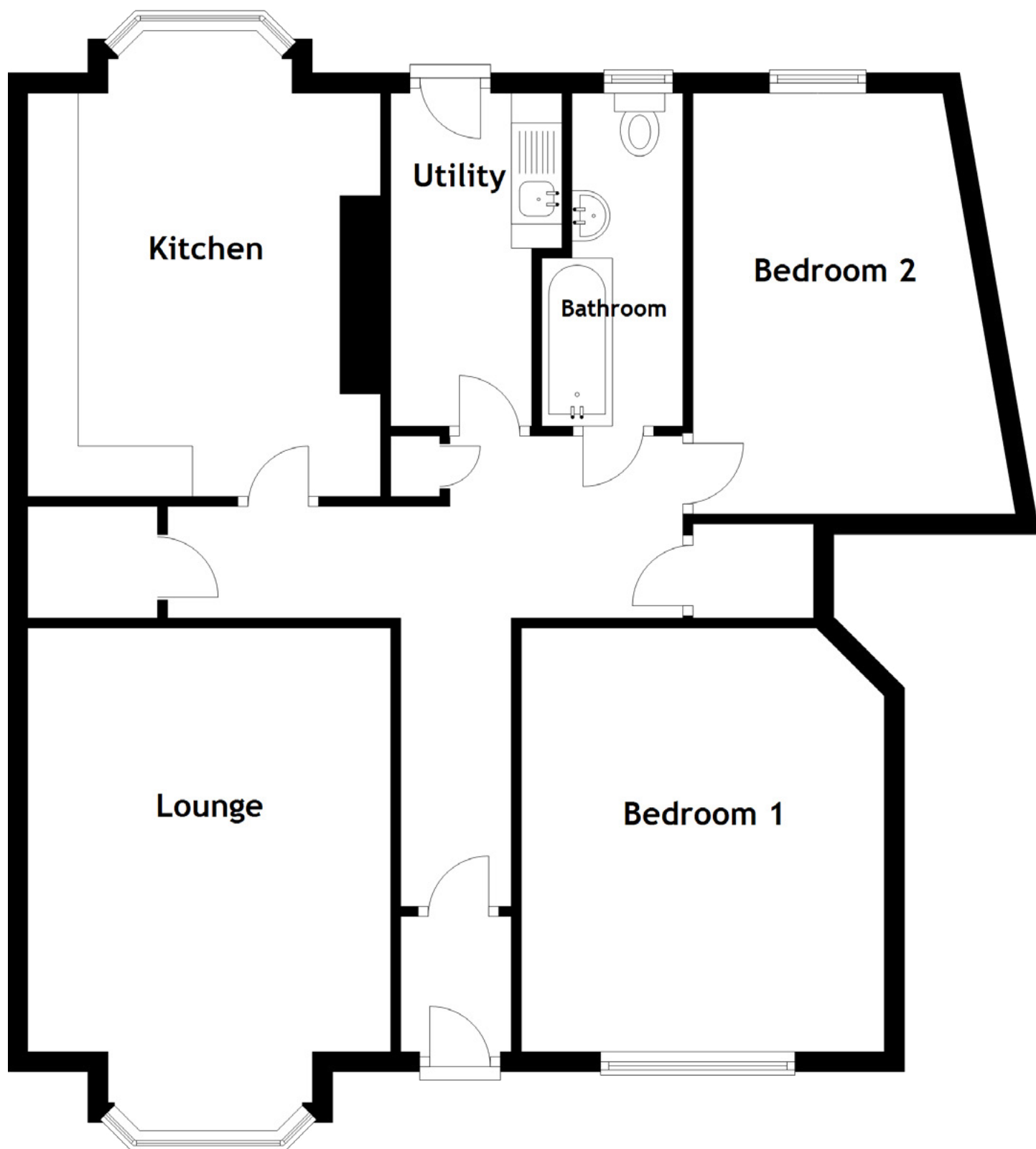




# hall & utility







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")	Bathroom	3.10m (10'2") x 1.40m (4'7")
Kitchen	4.90m (16'1") x 3.50m (11'6")	Gross internal floor area (m <sup>2</sup> ): 89m <sup>2</sup> EPC Rating: D	
Utility	3.30m (10'10") x 1.90m (6'3")		
Bedroom 1	4.20m (13'9") x 3.60m (11'10")		
Bedroom 2	4.00m (13'2") x 3.20m (10'6")		









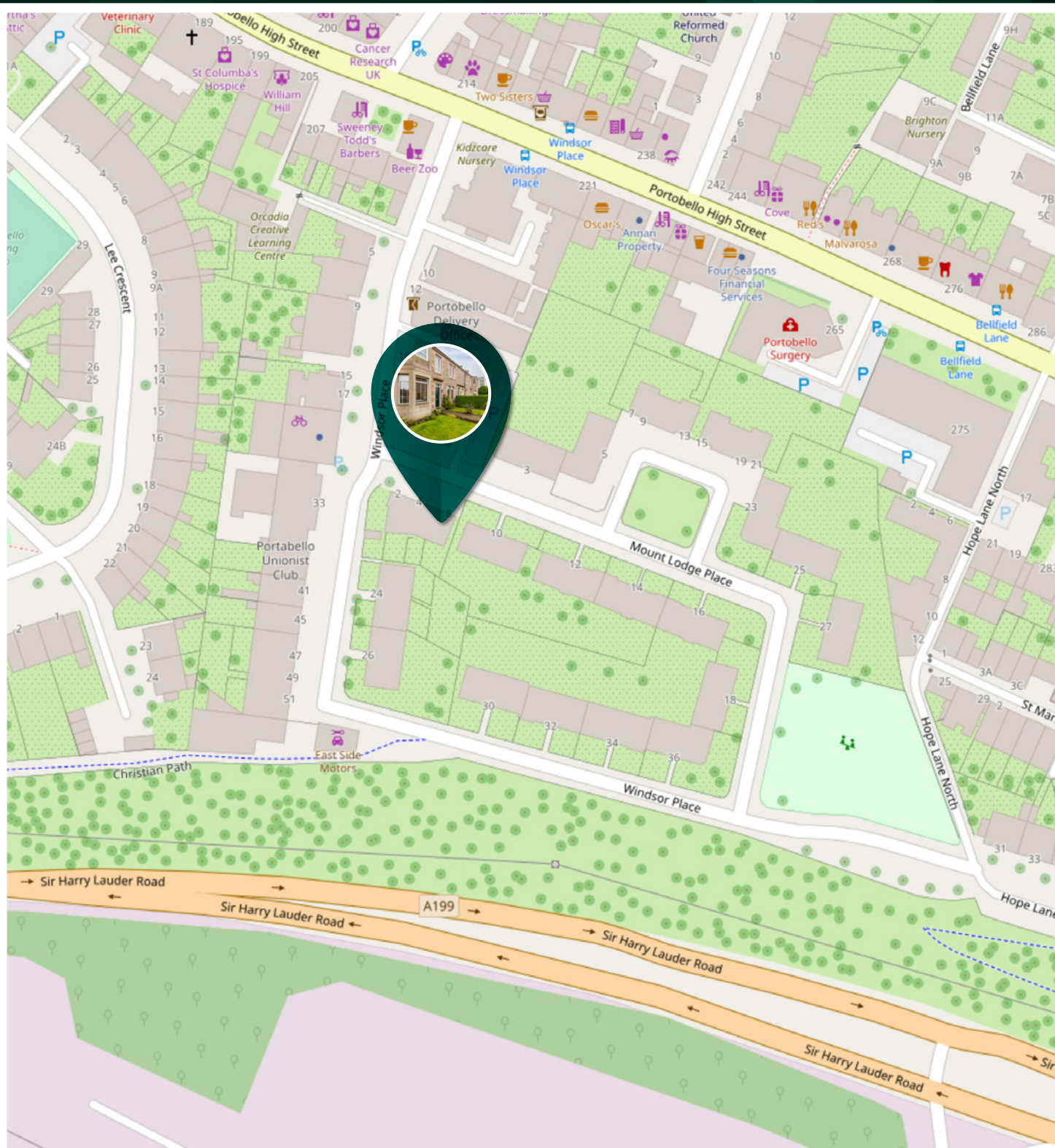
Portobello is a very popular destination located to the east of Edinburgh's city centre. Within the high street itself there are an abundance of shopping facilities to serve everyday and monthly requirements and if so required there is no need to venture from this area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive away, at The Jewel.

Within the vicinity there is also an abundance of recreational facilities including many delightful walks along the promenade and beach and there are many fine golf courses within the area. Local schooling at both primary and secondary levels can also be found within close proximity of this property, with Towerbank Primary School being the most notable.

There is a regular bus service virtually on your doorstep which will take you west, heading towards Edinburgh city centre, or east via the nearby areas of Joppa onto Musselburgh and beyond.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**ERIN MCMULLAN**  
Photographer



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.