

29/3 Wilson's Park

PORTOBELLO, EDINBURGH, EH15 1HY



*Spacious Two bedroom Flat in
Edinburgh's Seaside Town of Portobello*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in Edinburgh's highly sought-after seaside town of Portobello. This property is within a couple of minutes of the sand!

THE LOUNGE



Inside, the property comprises:

- Spacious living area with decorative fireplace. This room has various possibilities for furniture arrangements.
- Fully equipped kitchen with free-standing white goods and has a modern finish.

THE KITCHEN





- The flat has two spacious bedrooms of which the master bedroom is a spacious double with built-in storage and bedroom two is also a generous bedroom and would accommodate a double bed but is used as a home office more recently.
- The property is equipped with one main bathroom which is fitted with a white three-piece suite, a mains supply shower and is modern and neutral.

THE BATHROOM



BEDROOM 1



BEDROOM 2



In addition, the property includes free on-street parking, this is a rare opportunity to acquire a property in such close proximity to the beach and in this highly sought-after area. Early viewing is recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

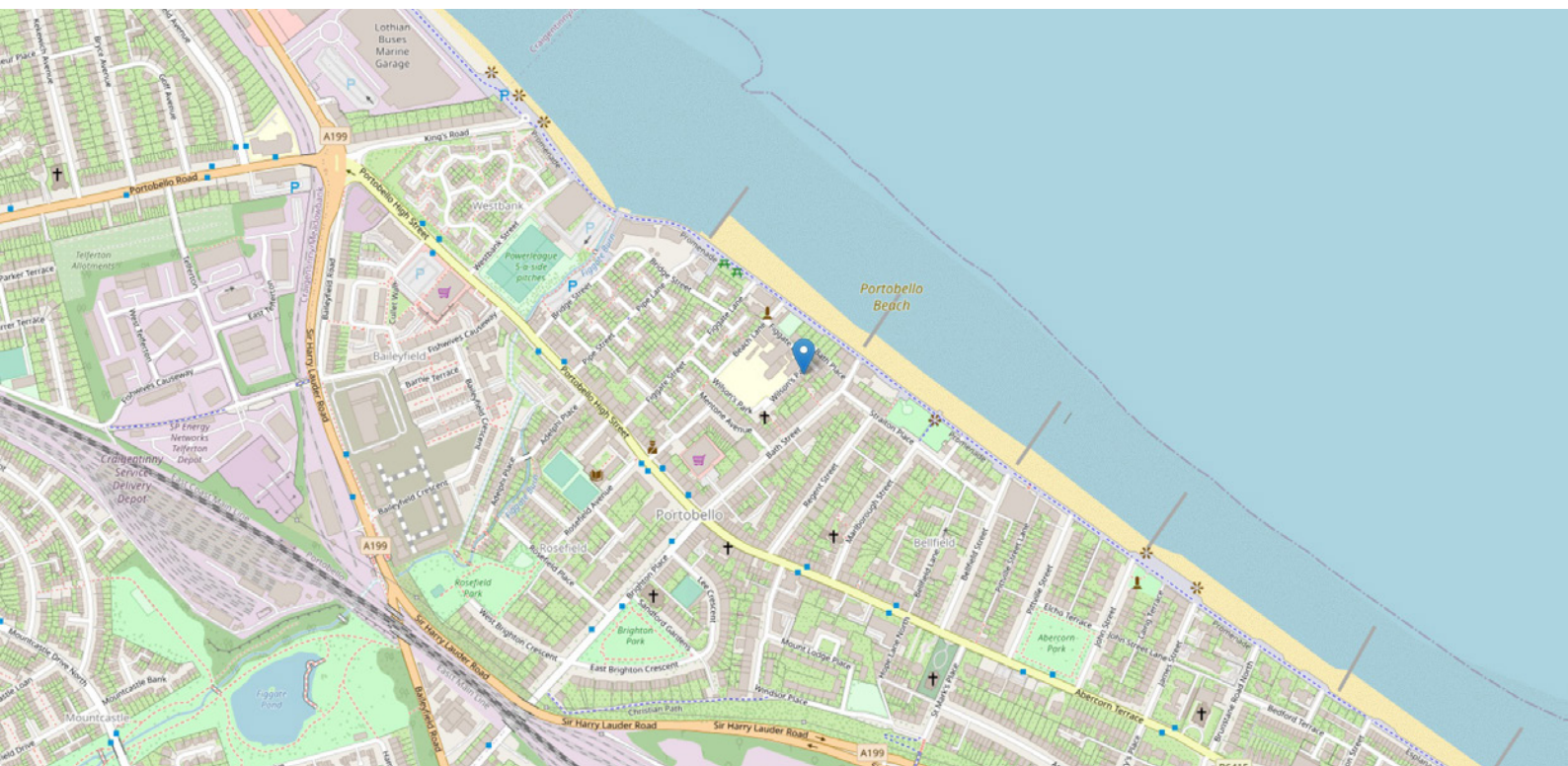


Approximate Dimensions (Taken from the widest point)

Lounge 3.10m (10'2") x 2.00m (6'7")
 Kitchen 2.10m (6'11") x 1.90m (6'3")
 Bedroom 1 3.20m (10'6") x 3.10m (10'2")

Bedroom 2 3.10m (10'2") x 2.30m (7'7")
 Bathroom 2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 47m²
 EPC Rating: C



THE LOCATION

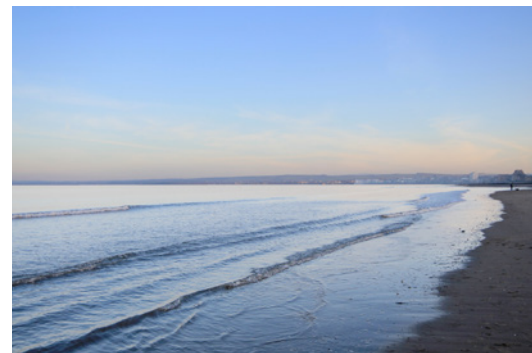
Portobello is a very popular destination located to the East of Edinburgh's city centre. In the High Street area itself, there is an abundance of shopping facilities serving everyday and monthly requirements so there is little need to venture from the area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive from the property.





In the vicinity, there is also a number of recreational facilities including many delightful walks along the promenade and beach and there are many fine golf courses in the area. On the promenade for eating or coffee there is The Beach House, The Espy, The Tide and to the east the Dalriada. On the Highstreet in Portobello, there are wine shops, pubs, and for eating or carry-out there are Chinese and Indian as well as fish and chips shops and other takeaways. There is a local indoor swimming pool and fitness suite for those who like to keep fit. For sporty individuals, there are also local artificial football pitches and a sailing and rowing club.

Local schooling at both primary and secondary levels can also be found in close proximity to this property. There is a regular bus service virtually on your doorstep that will take you west, heading towards Edinburgh city centre, or east via the nearby area of Joppa on to Musselburgh and beyond.



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