

2F3 11 Straiton Place

PORTOBELLO, EDINBURGH, EH15 2BA



SERENE PANORAMAS OF THE FIRTH
OF FORTH TO THE SIDE AND REAR



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Part exchange available! McEwan Fraser is delighted to present this two-bedroom second-floor tenement flat which is nestled in the charming Portobello area of Edinburgh. The flat offers an exceptional opportunity to acquire a spacious and beautifully presented residence with awe-inspiring views. The property provides elevated vistas over the vibrant cityscape to the front and serene panoramas of the Firth of Forth to the side and rear. Impeccably maintained and tastefully appointed, this flat is a stylish take on a traditional Edinburgh tenement flat.

The accommodation is focused on a bay-fronted reception room with ample natural light, exposed wooden floorboards, an ornate cornice, and a traditional fireplace which create a striking focal point. The proportions on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

The Property

The property benefits from a generous dining kitchen which has a range of base and wall-mounted units topped with a wooden work surface. Gas hob, electric oven, and dishwasher are integrated and laundry facilities are found in an attached utility room. The kitchen has ample space for a dining table and enjoys beautiful views over Portobello Beach and the Firth of Forth.







Bedroom one is a bright and spacious double bedroom that has retained many original features. There is plenty of space for a large frame bed and a full array of supporting furniture. Bedroom two is presented as a generous single with substantial fitted storage. However, it could easily be returned to a double bedroom if needed.





Bedroom 2

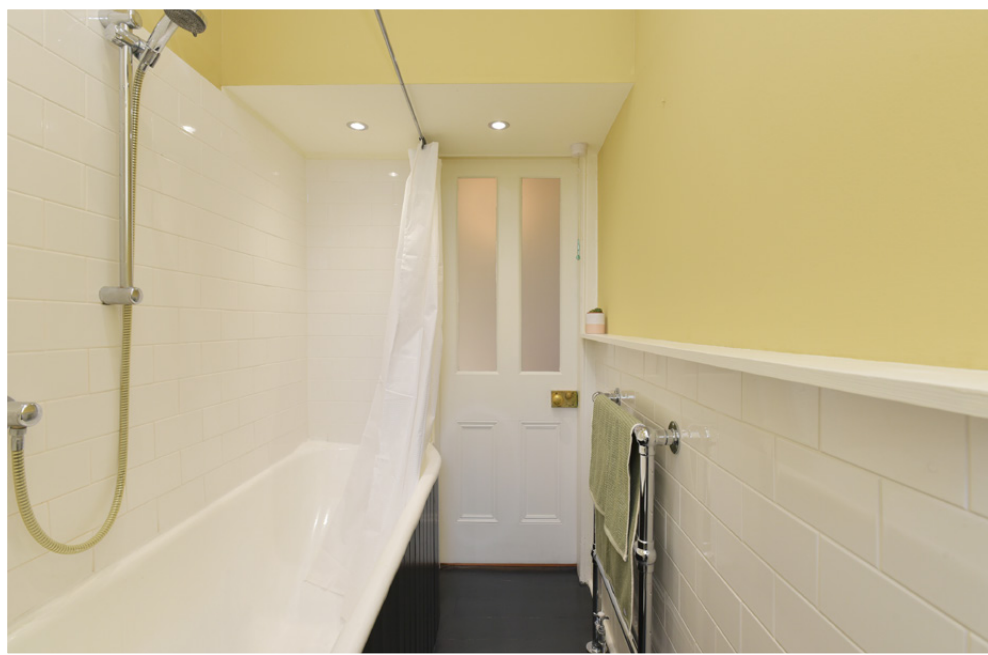


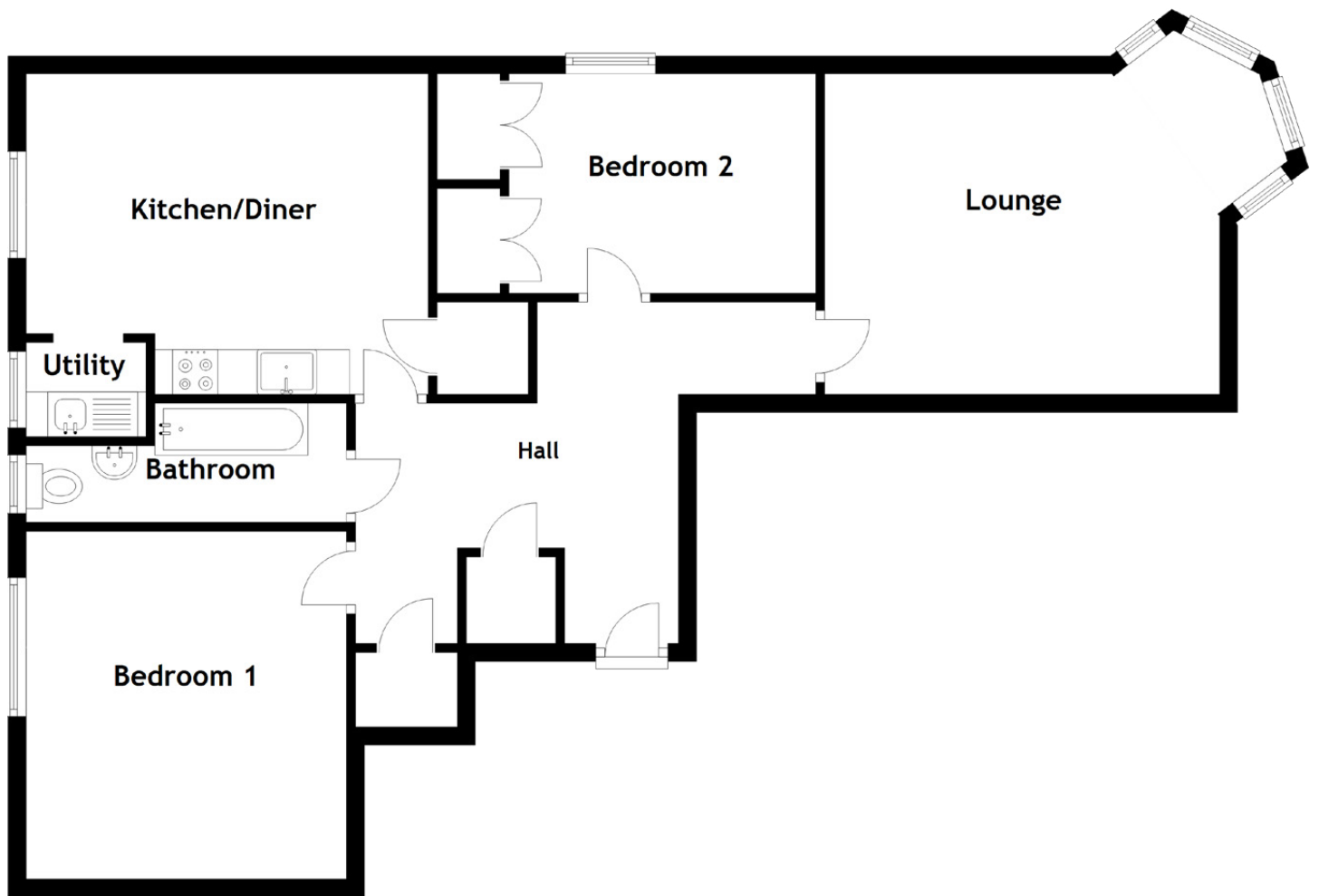
The internal accommodation is completed by the bathroom which is partially tiled and finished with a period-style white suite. There is a mains shower over the bath. The property also benefits from multiple storage cupboards.



For warmth and comfort, the property enjoys gas central heating.

Externally, the property has a well-maintained communal garden.





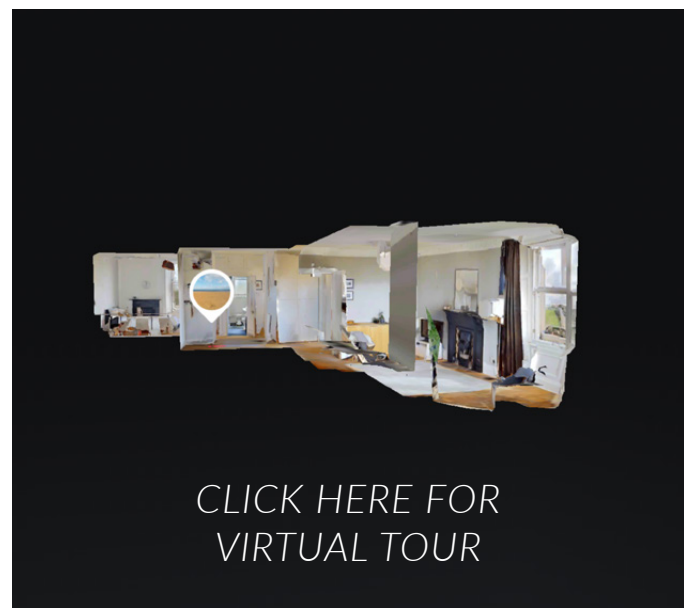
Approximate Dimensions

(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 4.40m (14'5") x 3.27m (10'9") |
| Kitchen/Diner | 4.48m (14'8") x 3.57m (11'8") |
| Bedroom 1 | 3.87m (12'8") x 3.57m (11'8") |
| Bedroom 2 | 3.42m (11'2") x 2.44m (8') |
| Bathroom | 3.57m (11'8") x 1.32m (4'4") |
| Utility | 1.33m (4'4") x 1.05m (3'5") |

Gross internal floor area (m²): 74m²

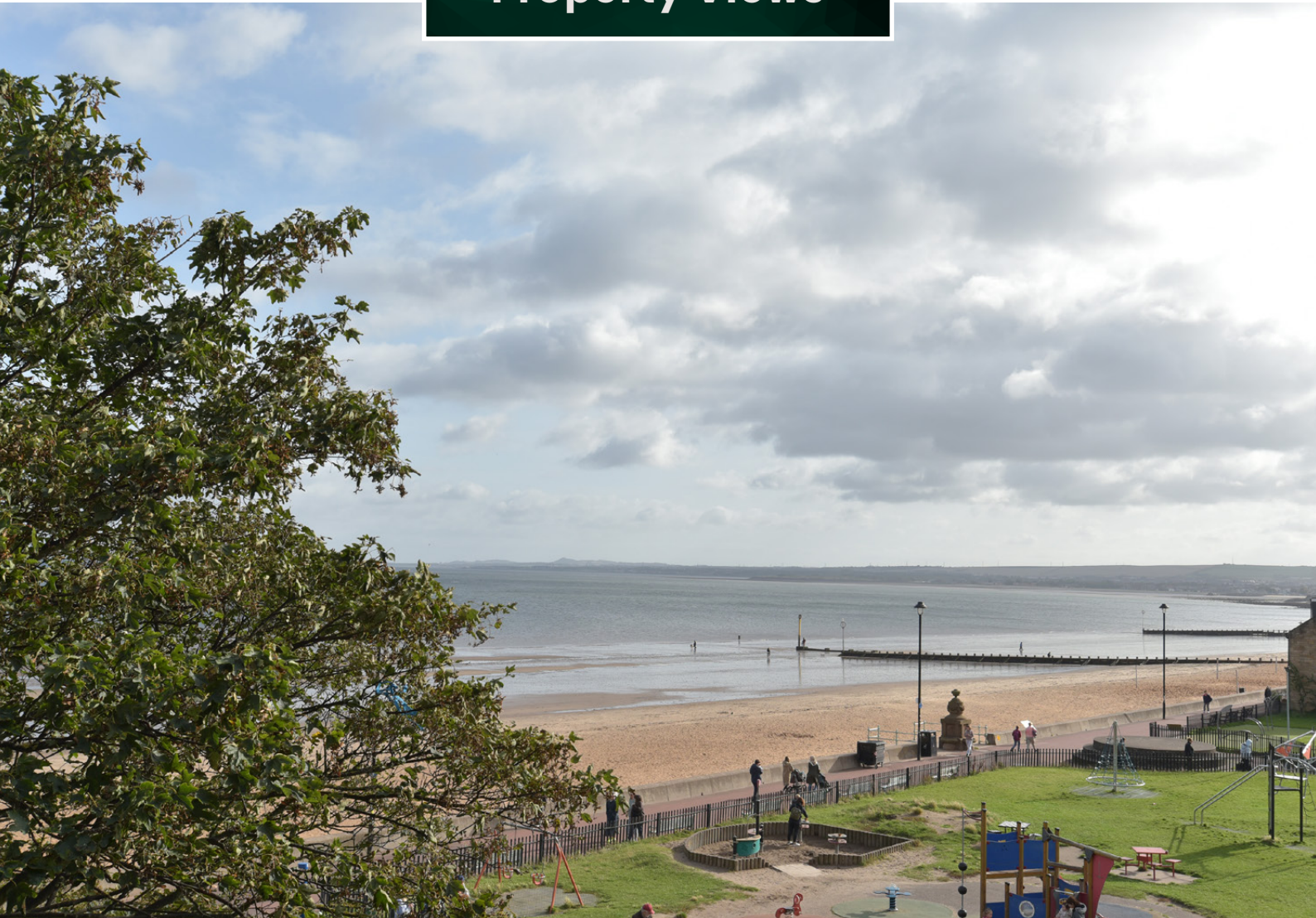
EPC Rating: C



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Property Views

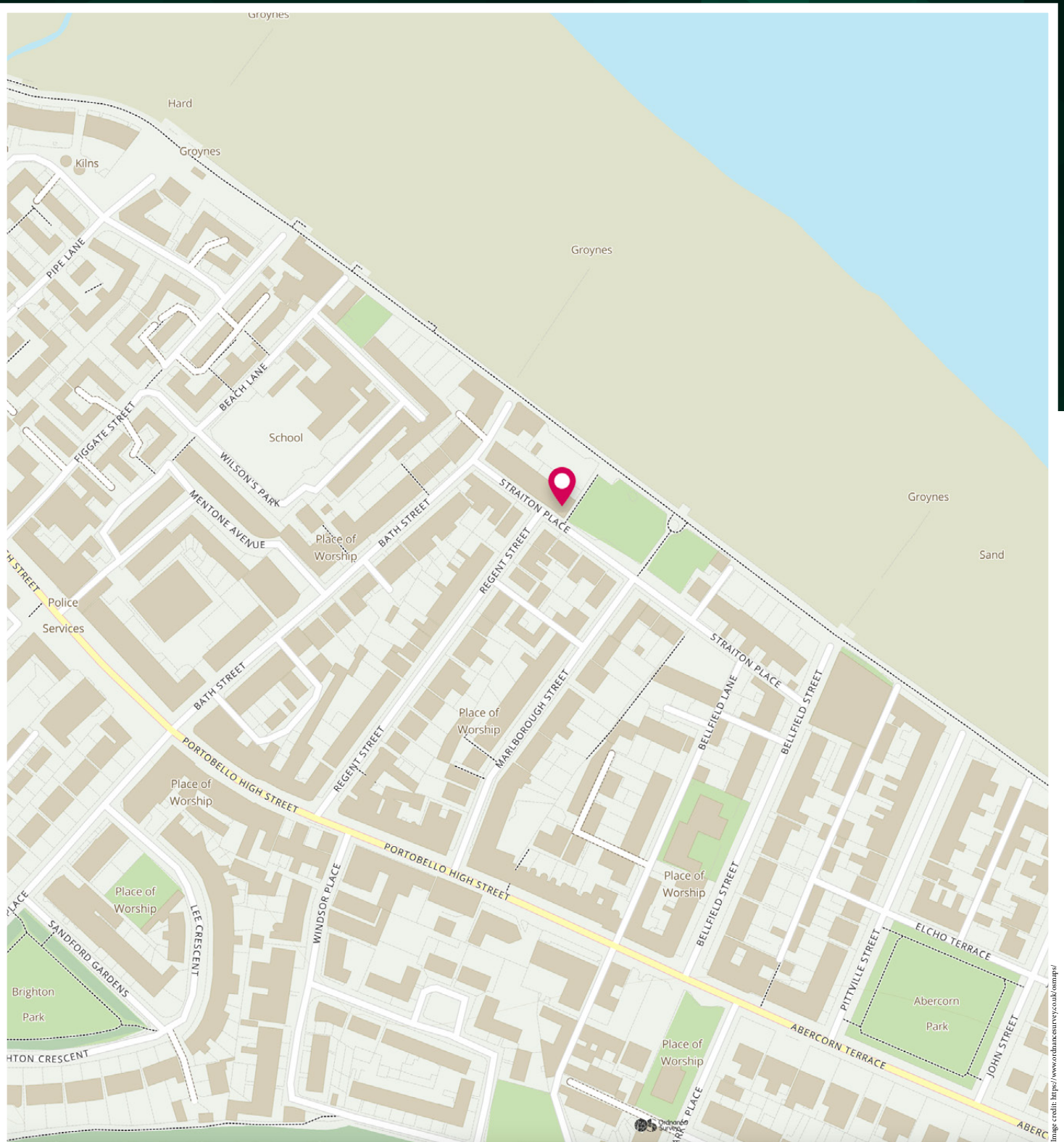






The prosperous and highly sought-after seaside suburb of Portobello offers easy access to the capital (which is just three miles away), a white sandy beach, outstanding independent shops and cafes, and a cosmopolitan village atmosphere. The bustling High Street, and surrounding streets, boast a fantastic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

The Location



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