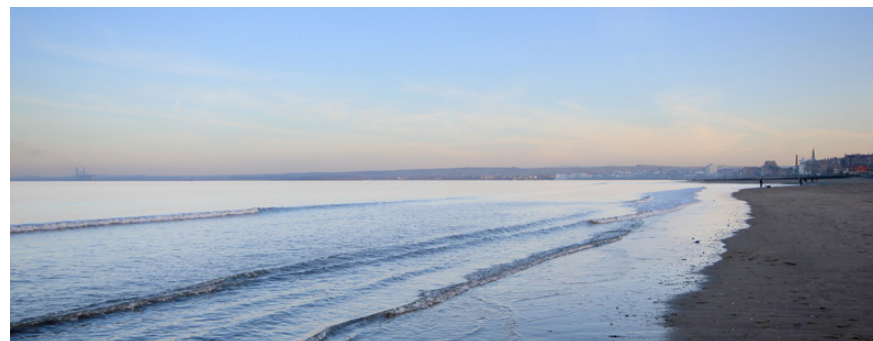





McEwan Fraser Legal
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0131 524 9797

33 Brighton Place

PORTOBELLO, EDINBURGH, EH15 1LL



Portobello

EDINBURGH, EH15 1LL

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 as well as Edinburgh's renowned Fort Kinnaird.

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.

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.





33 Brighton Place

PORTOBELLO, EDINBURGH, EH15 1LL

An excellent opportunity has arisen to acquire this highly desirable four bedroom Main door apartment, located in the very popular Portobello area of Edinburgh with Portobello beach just at the bottom of the street.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway which gives access to all rooms. These include the large kitchen/dining room, a very spacious lounge, master bedroom, and three well-proportioned bedrooms as well as a large family bathroom and separate WC.

The kitchen is a very bright space, perfect for entertaining and enjoying family time. The lounge is a very spacious relaxing room with large windows to the front and an eye-catching fireplace. The property has one large double bedroom which has ample storage space and also leaves room for free-standing furniture as well as three smaller bedrooms which are perfect for guests, children or more than adequate home office space. Lastly, the property benefits from a spacious internal family bathroom which has a shower over the bath as well as a separate WC.

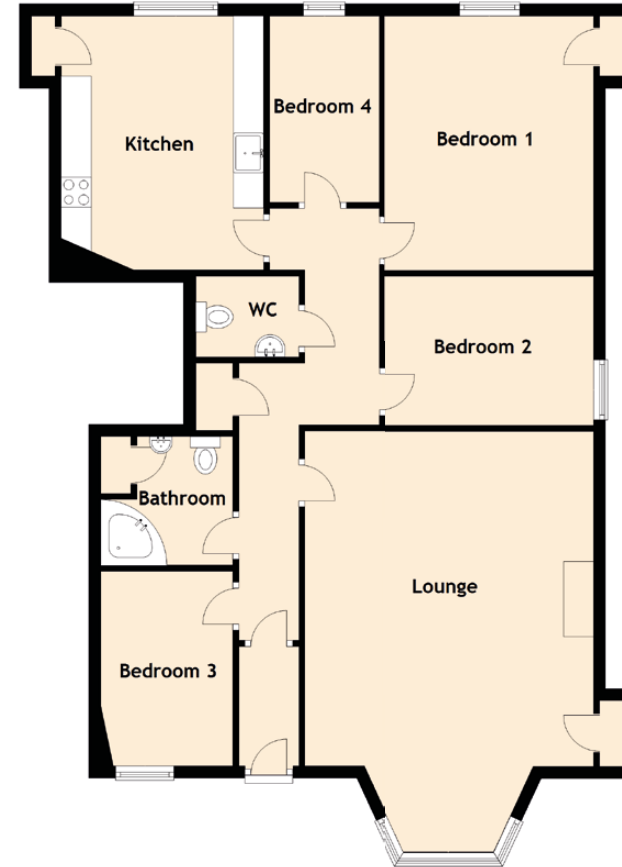
This property also features gas central heating and on street parking. Early viewing of this property is highly recommended.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.03m (23'1") x 4.83m (15'10")
Kitchen	4.24m (13'11") x 3.37m (11'1")
Bedroom 1	4.24m (13'11") x 3.48m (11'5")
Bedroom 2	3.50m (11'6") x 2.49m (8'2")
Bedroom 3	3.26m (10'8") x 2.20m (7'3")
Bedroom 4	3.11m (10'2") x 1.84m (6')
Bathroom	2.15m (7'1") x 2.04m (6'8")
WC	1.72m (5'8") x 1.35m (4'5")

Gross internal floor area (m²): 110m² | EPC Rating: D

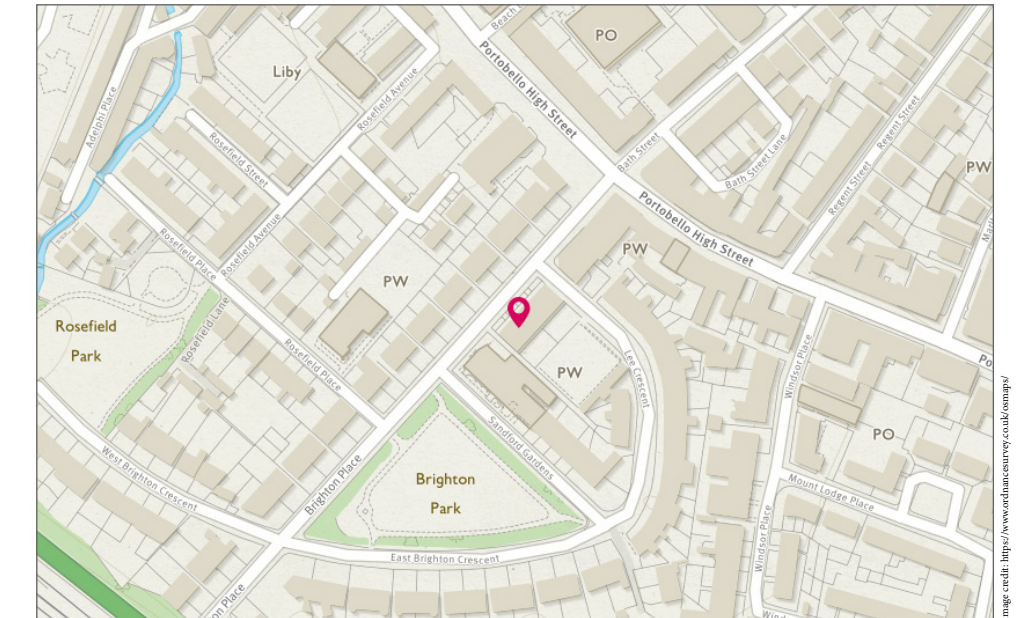


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
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