

69/6 Promenade

PORTOBELLO, EDINBURGH, EH15 2DX



*SPACIOUS THREE BEDROOM TOP FLOOR FLAT
WITH UNBEATABLE VIEWS OF THE FIRTH OF FORTH*



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom top floor flat. Presented in excellent condition to the market.

The property comprises of a spacious living area with gas fireplace, bay window and wooden floors. The bay window is the perfect spot to watch the world go by, as there are uninterrupted views of the beach and Firth of Forth.







The fully equipped modern kitchen has ample dining and cooking space which is flooded with natural light due to the south-facing aspect. The kitchen is well equipped with hob, oven, boiling water tap, integrated appliances and finished with stone work surfaces.







The apartment has three well proportioned bedrooms, two doubles and a single, which is currently being used as a home office.





Bedroom 2





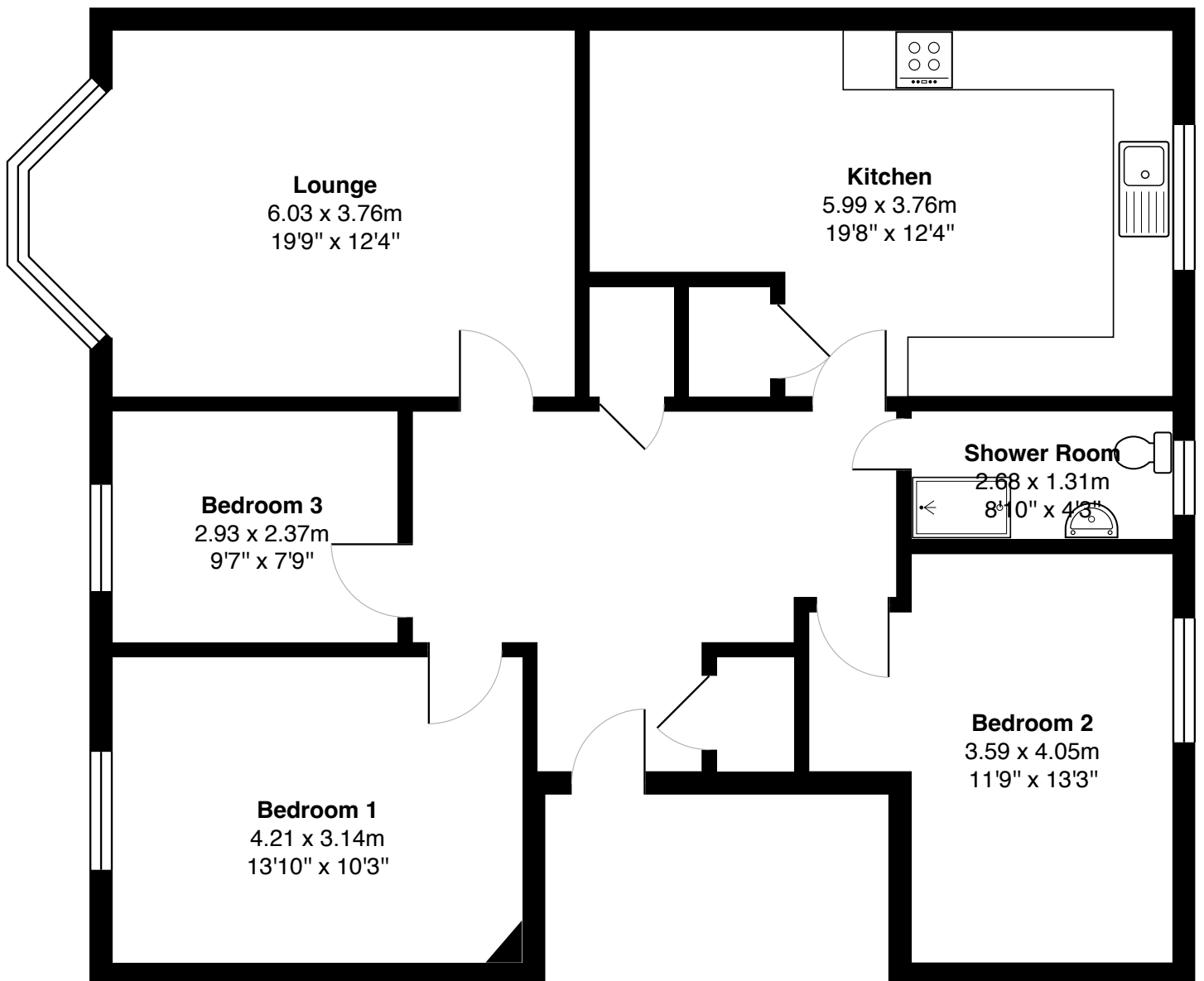
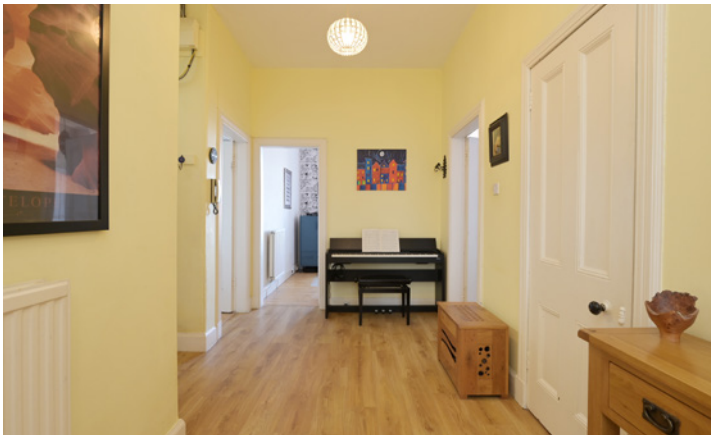
Bedroom 3





The wet room features a large walk-in shower with two shower heads and underfloor heating. The property benefits from a combi-boiler for hot water and central heating.





Gross internal floor area (m²): 102m²

EPC Rating: C



Parking is on-street in the adjacent streets. There is a communal rear south facing garden. The flat is perfect for anyone who likes to be by the water.





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 and The Tide. On the High Street 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.

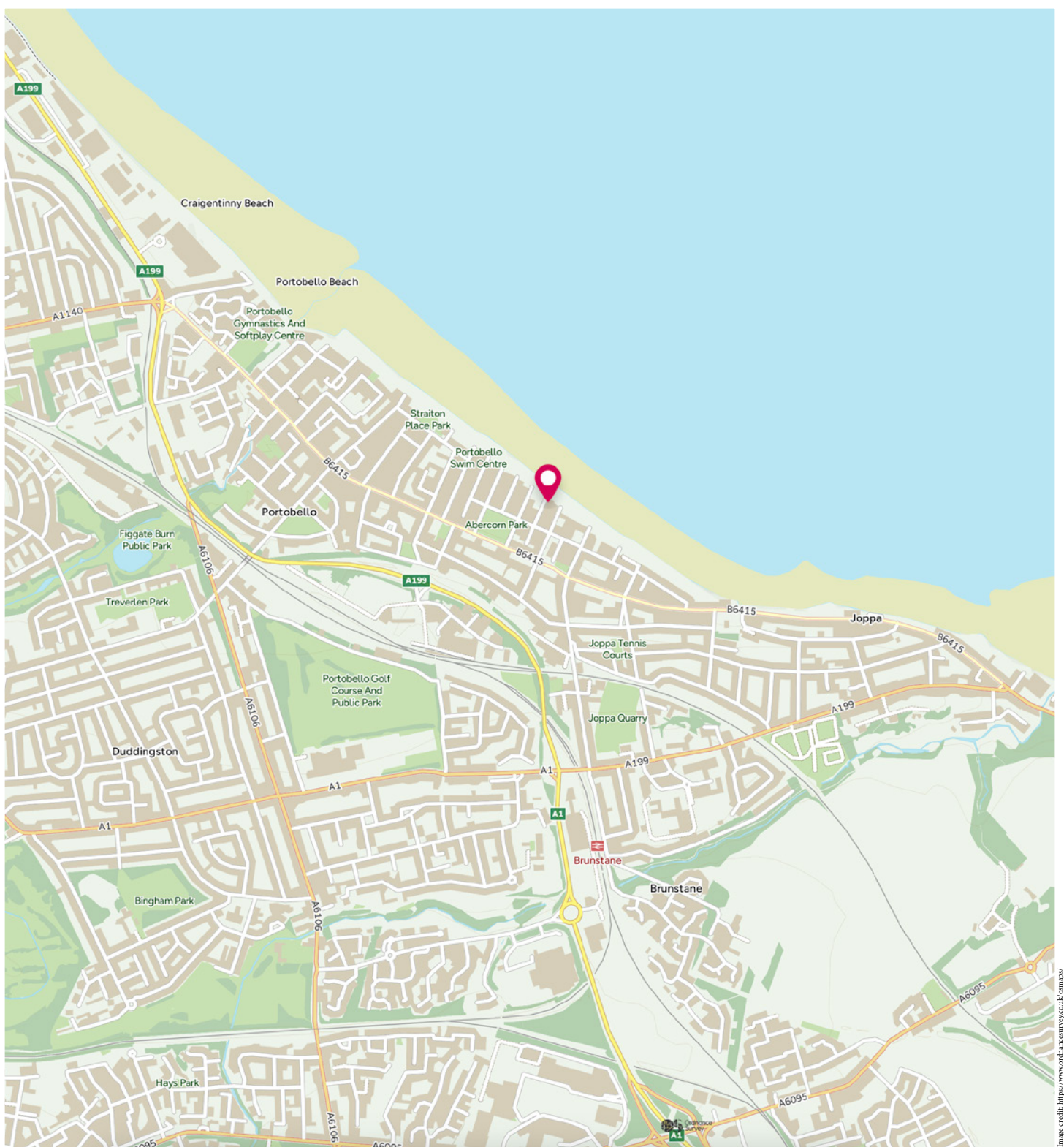


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