

# 19 Flint Terrace

PORTOBELLO, EDINBURGH, EH15 1AE



*Immaculate two-bedroom main-door duplex flat forms part of an established modern development in sought after Portobello*



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McEwan Fraser is delighted to present this immaculate two-bedroom main-door duplex flat to the market. The property is part of a cul de sac on the edge of an established modern development forming a nice community feel in sought-after Portobello. Internally, the property offers well-proportioned accommodation over two floors and benefits from gas central heating, double glazing, a partially floored loft for additional storage, a well-maintained communal garden, and private residents parking.

# THE LIVING ROOM/KITCHEN



Internal accommodation is focused on a spacious open-plan kitchen/living room which occupies the majority of the entry level. Naturally bright and neutrally finished, the open-plan kitchen/living room is the epitome of modern living. The room enjoys plenty of floor space for a variety of different furniture configurations. This will allow the new owner plenty of flexibility to create their ideal entertaining space.



The kitchen, to one end, is comprised of a full range of base and wall-mounted units that offer excellent prep and storage space. There is a range of free-standing and integrated appliances. The washing machine is also housed in a cupboard near the front door. Accommodation on this level is completed by a welcoming hallway with WC, integrated storage, and a staircase to the upper landing.





Climbing the stairs, the upper landing gives access to two ample double bedrooms, a bathroom and the large, partially floored loft space with light that is accessed via a ladder. The bedrooms are relatively evenly proportioned, and both enjoy ample natural light and Juliet balconies. There is plenty of space in both bedrooms for a full suite of freestanding bedroom furniture. Bedroom two enjoys lovely, elevated views towards the city centre and Arthur's Seat. The accommodation is completed by a stylish bathroom which is partially tiled and finished with a three-piece white suite which includes a mains shower over the bath.

## THE BATHROOM



# BEDROOM 1

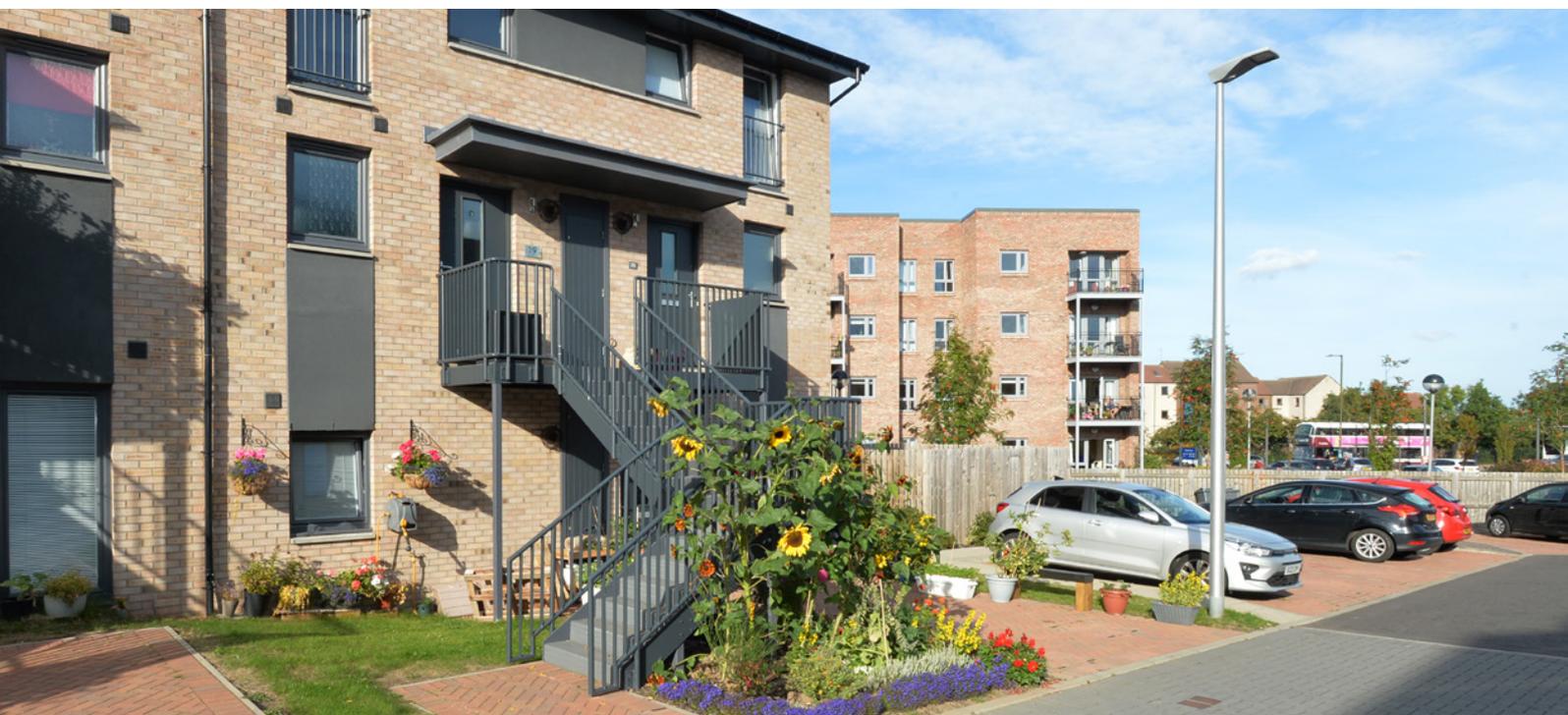


# BEDROOM 2

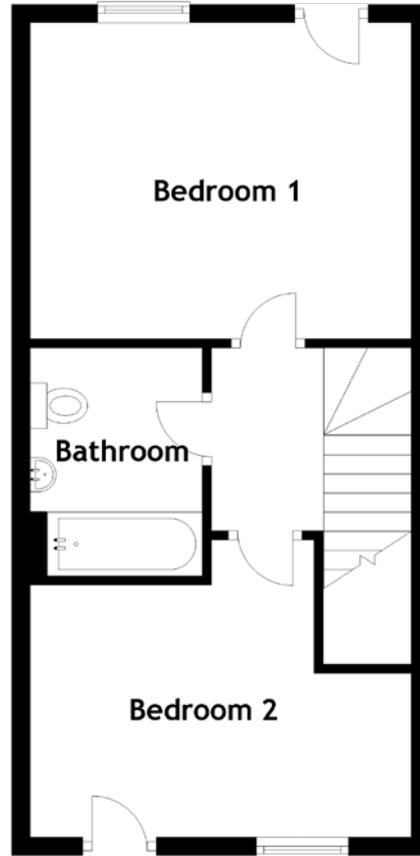
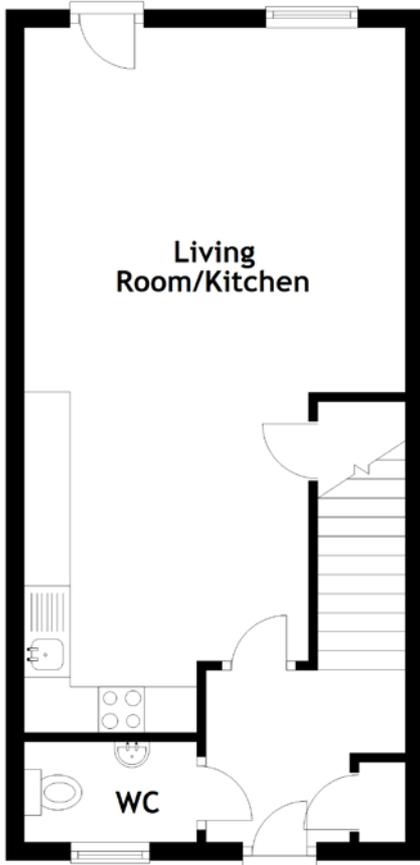


This is an immaculate property that would make an ideal first-time buy or sound buy-to-let investment. As a main door property, there is the potential to use the property for short-term holiday lets subject to planning permission. Internal viewing is recommended to fully appreciate this fantastic property.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room/Kitchen 6.93m (22'9") x 4.14m (13'7")  
 WC 1.87m (6'2") x 1.10m (3'7")  
 Bathroom 2.15m (7'1") x 1.87m (6'2")

Bedroom 1 4.14m (13'7") x 3.00m (9'10")  
 Bedroom 2 4.14m (13'7") x 3.26m (10'8")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
 EPC Rating: B

**VIRTUAL TOUR**



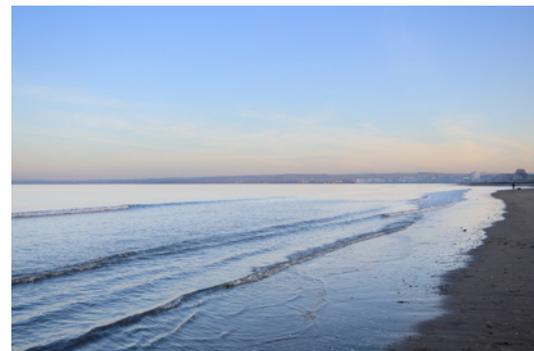
# THE LOCATION

The prosperous and highly sought-after seaside suburb of Portobello offers easy access to the city centre, a white sandy beach, outstanding independent shops and cafes, and boasts 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 Kinnaid 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.



# McEwan Fraser Legal

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