



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Flat 5, 27 Bridge Street

PORTOBELLO, EDINBURGH, EH15 1DB



The property is located in the popular and highly sought after area of Portobello with excellent local amenities including an Aldi Supermarket, Post Office and local pubs/restaurants.

Recreational facilities are also plentiful with health and fitness clubs, sports clubs, Portobello Swim Centre and Portobello Beach which is great for families, dog walkers, wild swimmers along with many cafes and bars, creating a great environment to sit with a coffee or ice-cream and watch people going by.

Further along the coast Portobello is ideally located for easy access to East Lothian for further nature and excellent golf courses. Schooling is well served locally by Portobello High School, Towerbank and St John's RC Primary Schools. The private sector is easily accessible in Edinburgh along with Loretto in Musselburgh.



McEwan Fraser Legal are delighted to bring to the market this immaculately presented two-bedroom second-floor apartment. Which has been thoughtfully designed to a high specification forming part of this modern development in the extremely sought-after area of Portobello. The apartment further benefits from being in a stand alone block with only eight properties in the block (whereas other blocks in the development have far more). The property is in walk-in condition and benefits from exceptional sea and city views.

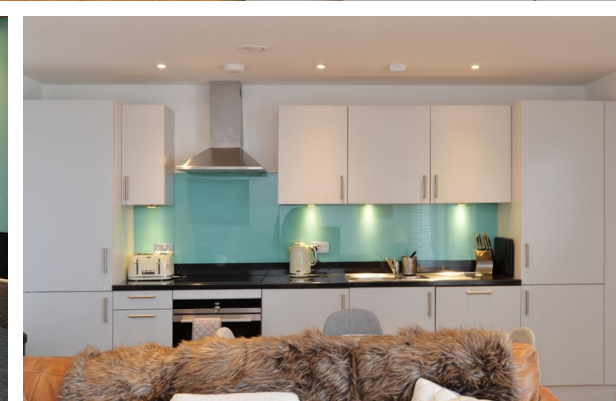
Inside, the property comprises of:

- *Spacious living/dining area with French doors to the private balcony. Providing unrivalled sea views and the possibility for outdoor dining when weather permits.*



open plan living





- *A fully equipped kitchen in the open plan living/kitchen/dining room. The kitchen is fitted with induction hob, fan oven and to finish off the luxurious look of the kitchen are the fully integrated white good appliances. These include, dishwasher, washer/dryer and fridge freezer. There are also various lighting options in the kitchen.*



- *There are two large double bedrooms which include integrated storage options. The master bedroom also benefits from an en-suite shower room and is finished to a high standard. Whilst bedroom two has sea views the master bedroom looks to Edinburgh south and encompasses Arthur seat in its panoramic view.*





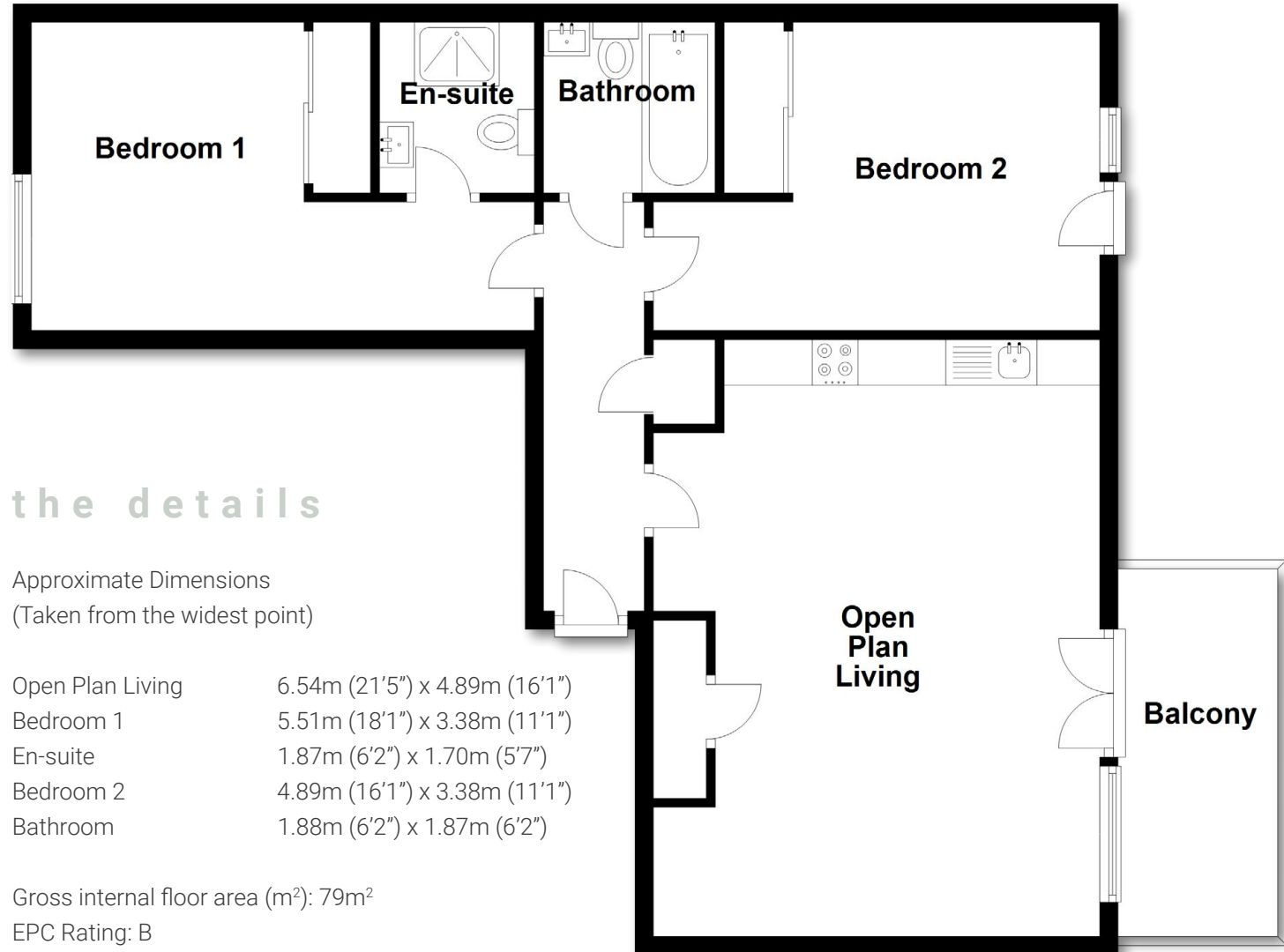
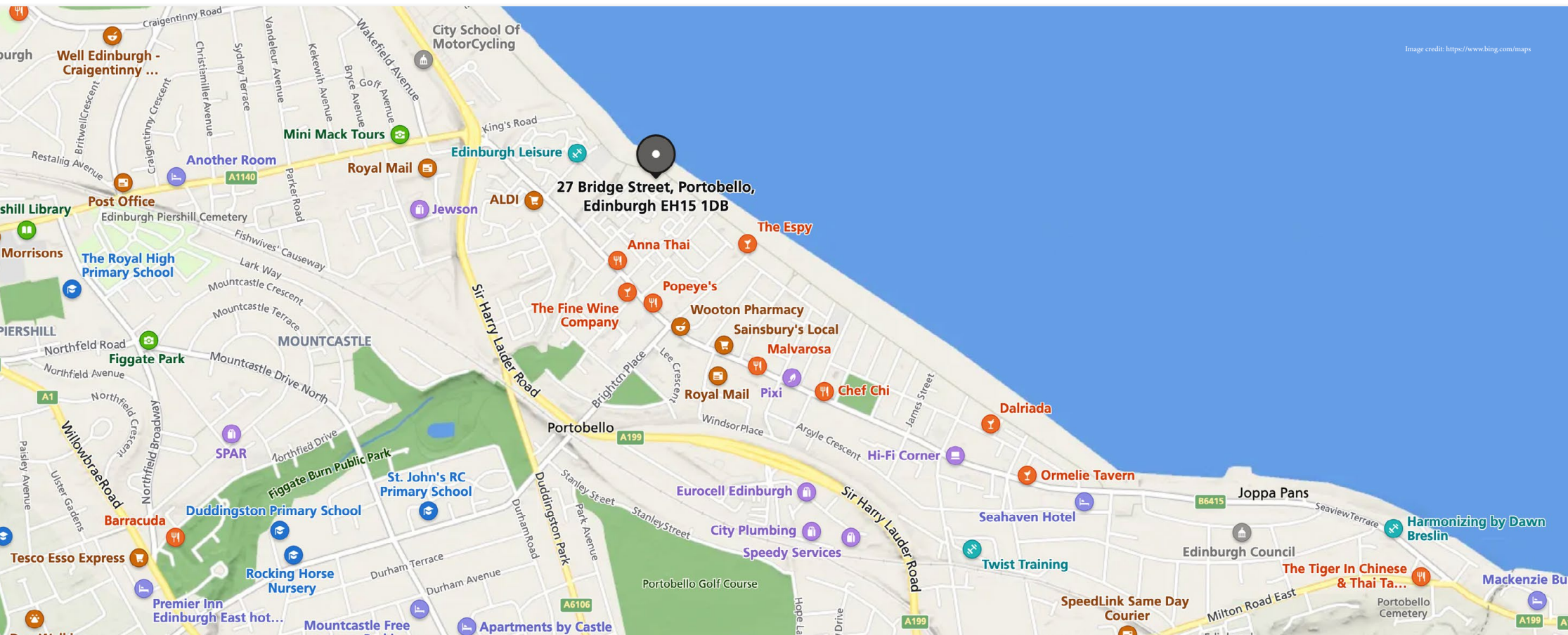
- *There are two bathrooms in the property, both have been finished to a great standard. Whilst the family bathroom is fitted with a white three piece bath suite with mains powered overhead shower as well as a large heated towel rail. Whilst both bathrooms are fully tiled the en-suite has a large shower tray and is electric powered shower.*



The property has two storage cupboards and in addition to this, is fully double glazed, and has gas central heating along with a heat recovery system to ensure energy performance.

Further benefitting from direct access to the promenade for those desirable beach walks, private and secure underground car parking with a lift direct to your floor. This makes a strong emphasis on potential accessible living and last but not least a video entry system for additional security giving that piece of mind.

It is expected that the property will be of particular interest and as such early viewings are recommended to avoid disappointment.



the details

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.54m (21'5") x 4.89m (16'1")
Bedroom 1	5.51m (18'1") x 3.38m (11'1")
En-suite	1.87m (6'2") x 1.70m (5'7")
Bedroom 2	4.89m (16'1") x 3.38m (11'1")
Bathroom	1.88m (6'2") x 1.87m (6'2")

Gross internal floor area (m²): 79m²
EPC Rating: B




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 Exchange
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