

36/4 Bath Street

PORTOBELLO, EDINBURGH, EH15 1HD



*ELEGANT SECOND FLOOR PERIOD
APARTMENT WITH STUNNING BAY WINDOW*



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McEwan Fraser Legal is delighted to present this elegant and exceptionally spacious two-bedroom second-floor flat, forming part of a beautiful traditional tenement on the highly sought-after Bath Street in Portobello.

Brimming with period charm and generous proportions, this impressive home offers a wonderful blend of classic architectural features and modern convenience, all within easy walking distance of Portobello's famous beach and vibrant High Street.

The property is entered via a welcoming hallway that immediately showcases the scale and character of the accommodation. The stunning living room is undoubtedly the heart of the home, featuring a magnificent bay window that floods the room with natural light, complemented by impressive high ceilings and an array of original period features that create a bright, elegant and inviting living space.





The generously sized internal kitchen is thoughtfully designed with an excellent range of storage units and ample worktop space, providing a practical and functional area for everyday cooking while remaining separate from the main living accommodation.



There are two exceptionally well-proportioned double bedrooms, both offering generous floor space and flexibility for a variety of buyers. The principal bedroom benefits from a stylish en suite shower room, while the second bedroom is served by a spacious family bathroom, making the property equally well suited to professionals, couples, families or those looking to downsize without compromising on space.







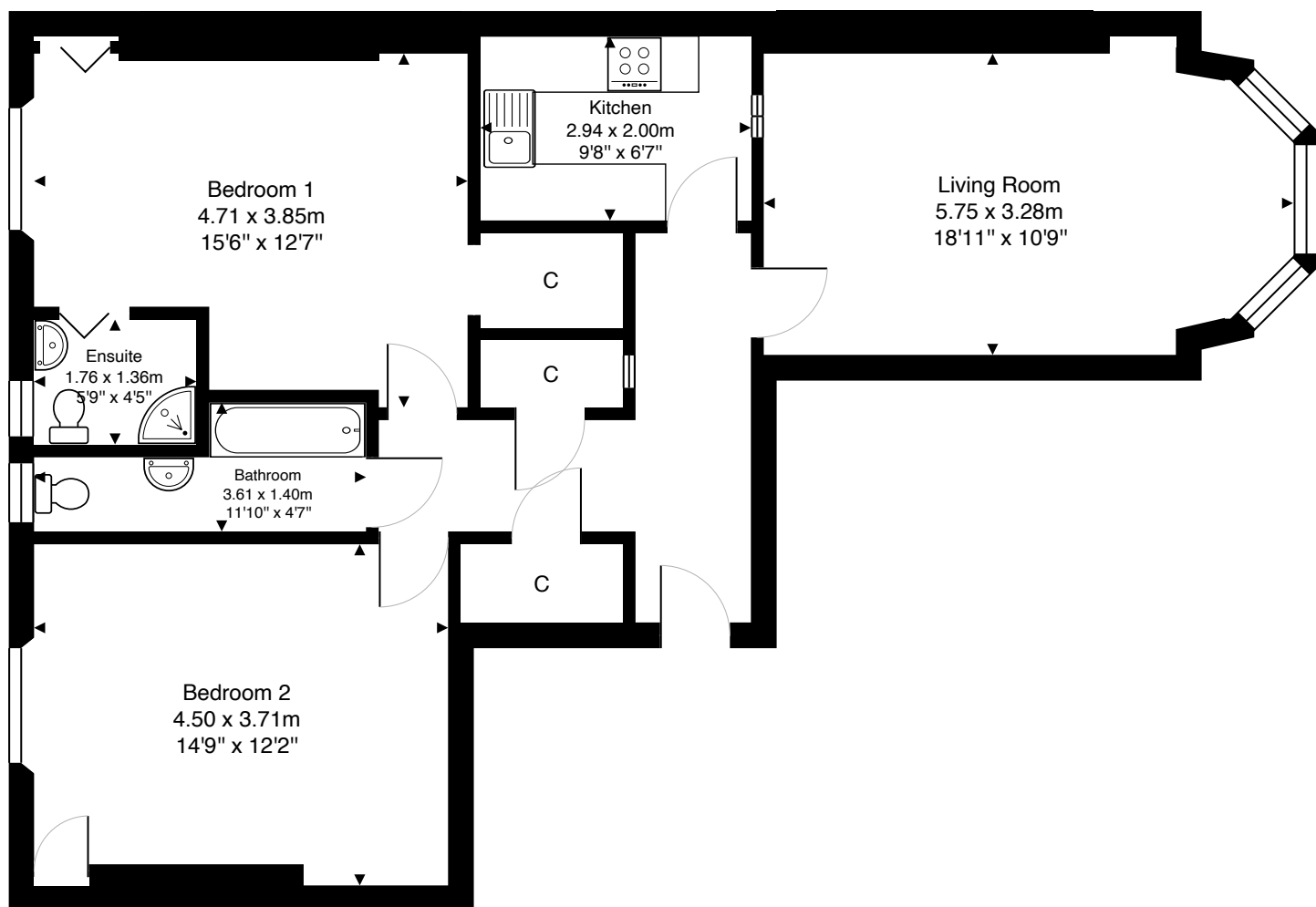
Bedroom 2





Throughout the property, the generous room proportions, high ceilings and beautiful period detailing combine to create a wonderful sense of light and space, while the tasteful presentation allows the new owner to move straight in and enjoy everything this charming home has to offer.





Gross internal floor area (m²): 82m²

EPC Rating: B

Floor Plan

Situated in one of Edinburgh's most desirable coastal suburbs, residents are perfectly placed to enjoy Portobello's award-winning beach, independent cafés, restaurants, boutique shops and excellent leisure facilities. Superb public transport links provide quick and easy access to Edinburgh City Centre, making this an outstanding opportunity to acquire a substantial period home in a truly enviable location.

Early viewing is highly recommended to fully appreciate the quality, character and lifestyle on offer.



COMMUNAL GARDEN

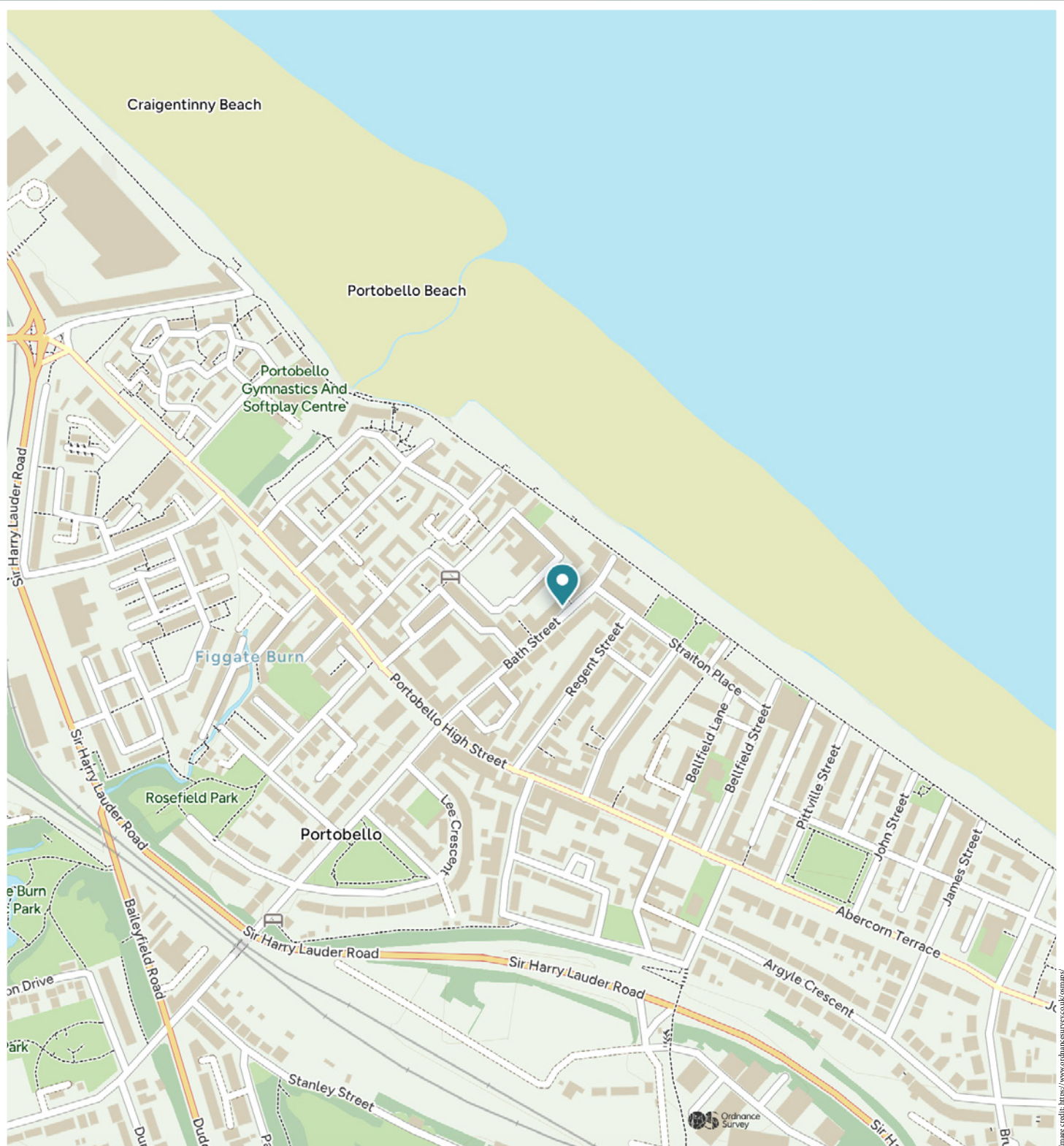


Portobello is a very popular destination located to the East of Edinburgh's city centre. In the High Street area itself, there is an abundance of shopping facilities serving everyday and monthly requirements, so there is little need to venture from the area. For those whose needs are greater, there is an Asda supermarket 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 and The Espy. On the High Street in Portobello there is a Smith and Gertrude, a very good wine bar, and the Portobello Tap. There is a local indoor swimming pool and fitness suite, 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 onto Musselburgh and beyond.

The Location



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Part
Exchange
Available



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