




McEwan Fraser Legal
Solicitors & Estate Agents
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30 Wilson's Park
PORTOBELLO, EDINBURGH, EH15 1HY

PORTOBELLO

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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.

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. Local schooling at both primary and secondary levels can also be found within close proximity of this property, with Towerbank Primary School being the most notable.

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.



30 WILSON'S PARK

PORTOBELLO, EDINBURGH, EH15 1HY

McEwan Fraser Legal is delighted to present this two-bedroom main door flat to the market. The property is located at the end of Wilson's Park a stones throw from the beach and within easy reach of Portobello High Street and all the amenities it offers. The location layout and condition make this an ideal first time buy or potential downsize. Internal viewing is highly recommended.

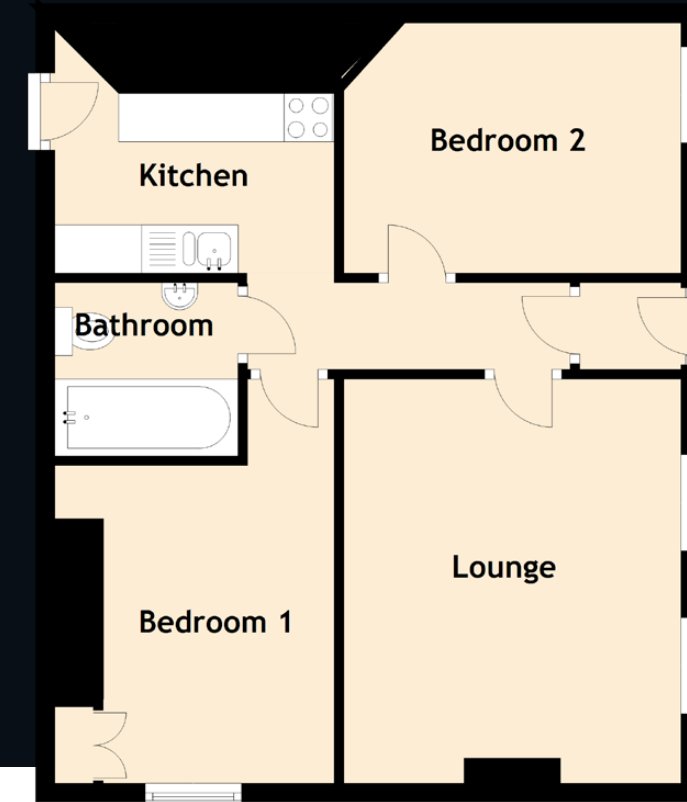
The accommodation is focused on the well-proportioned lounge which is on your left as you enter. There is a charming fireplace that acts as a focal point for the room and there is space for a large sofa and plenty of additional furniture. The second bedroom also faces the front of the property and can happily take a double bed and freestanding storage. The large bedroom faces the side of the property and also has ample room for free-standing furniture. The modern kitchen comes with a range of base and wall mounted units with space provided for freestanding appliances. A door from the kitchen opens onto a rear courtyard, perfect for a table and chairs. The accommodation is completed by the bathroom which is partially tiled and includes a three-piece suite with shower over bath. For extra warmth and comfort, the property enjoys gas central heating.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.60m (8'7")
Bedroom 1	3.90m (12'10") x 2.70m (8'10")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 51m² | EPC Rating: C

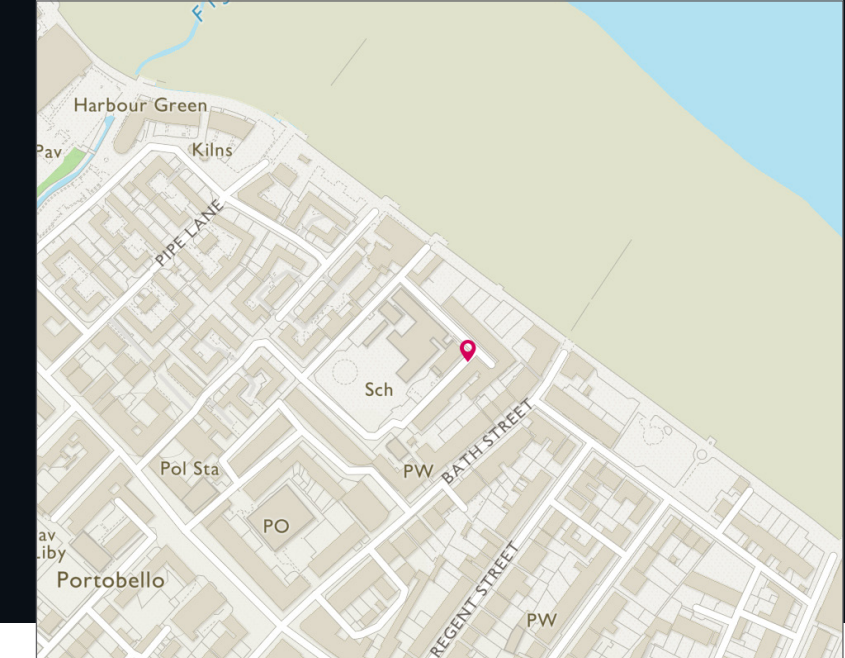


Image credit: <https://www.dunelm.com>



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