

Portobello, Edinburgh

56 BATH STREET, EDINBURGH EH15 1HF

This well-proportioned two bedroom ground floor flat with its own private entrance is located only yards from the beach and within walking distance of Portobello High Street and its excellent amenities.

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DESCRIPTION

Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. The property comprises of:

- Maindoor flat close to beach
- Entrance Hall
- Living/Dining Room
- Separate Kitchen
- Two Double Bedrooms with Built-In Wardrobes
- Bathroom
- Gas Central Heating
- Close to Prom and High Street

EXTRAS

Light fittings, curtains, floor coverings, integrated oven and hob, fridge freezer and washing machine are included in the sale.

COUNCIL TAX BAND

Band: B

LOCATION

The fashionable seaside suburb of Portobello offers the best of all worlds-easy access to the city centre (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned. Daily shopping needs are met by a fantastic selection of retailers on Portobello High Street with a varied range of services, specialist shops, banks, cafes, authentic bars and restaurants (offering fantastic dining options) as well as an ALDI and Morrisons both within walking distance as is nearby Meadowbank Retail Park which features a Sainsbury's supermarket, Marks & Spencer and other high street retailers. For more extensive shopping Fort Kinnaird Retail Park is a short drive offering a wide range of high street retailers, bars, restaurants and a multi-screen cinema. For those that enjoy the outdoors the location is enviably positioned close to the sandy beach and promenade of Portobello for enjoyable tranquil and picturesque walks. Portobello also boasts lovely public parks providing much enjoyed recreational space. There is a local golf course and the new state-of-the-art Meadowbank Sports Centre has a gym, games halls, recreational pitches, and fitness classes. The historic Victorian swimming baths also has a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. In addition for the children Portobello Soft Play Centre offers hours of enjoyable and relaxing fun. Locally, there is a good range of nursery, primary, and secondary schools and private school options are easily reached. The area is well served by regular bus routes which take you quickly to the city centre (with links to Edinburgh International Airport) and Edinburgh Waverley Train Station. There is swift access to the City Bypass providing good access to the A1, Edinburgh Airport and the motorway network. The location enjoys the perfect balance of coastal tranquillity and city convenience, making it a highly desirable place to call home.

VIEWING

By Appointment with Agents. Tel: 0131 467 7550

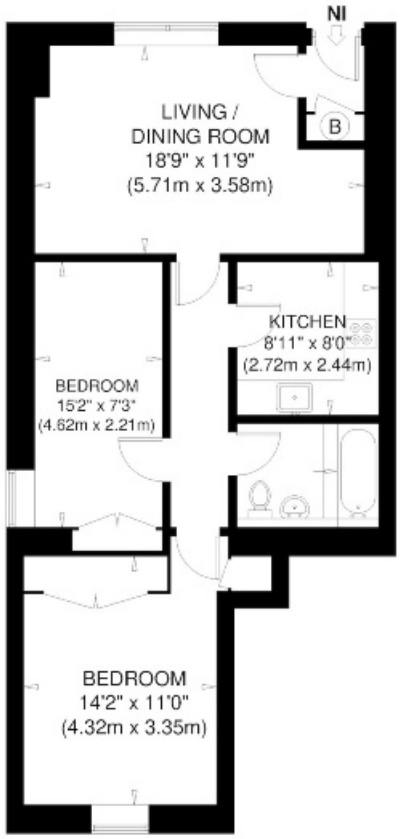












GROSS INTERNAL
FLOOR AREA 65.7 SQ M / 707 SQ FT

BATH STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 65.7 SQ M / 707 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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EPC RATING C

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