



**lindsays**

6(1F1), Kings Road,  
Portobello, Edinburgh, EH15 1EA

*"An elegant first floor flat which retains superb original features and offers a spacious home in a sought after location"*

- Welcoming hall
- Bay windowed sitting room
- Modern dining kitchen
- Double bedroom
- Boxroom
- Bathroom
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Communal garden

EPC Rating C

**OFFERS OVER £210,000**



## Description

An elegant first floor flat which enjoys views towards Arthur's Seat and the Firth of Forth, situated in a popular street in the seaside area of Portobello. This beautiful property retains superb original features and offers a spacious home enviably located next to Portobello Beach and Promenade. In brief the accommodation comprises; welcoming hall with storage cupboard, elegant bay windowed sitting room with feature fireplace, ornate cornicing and stripped and sanded flooring, modern fully fitted dining kitchen, double bedroom situated to the rear, useful boxroom, and bathroom with white suite.

## Area

Portobello has a lively High St with independent shops and cafes as well as three supermarkets. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel, Joppa tennis courts and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

## Viewing

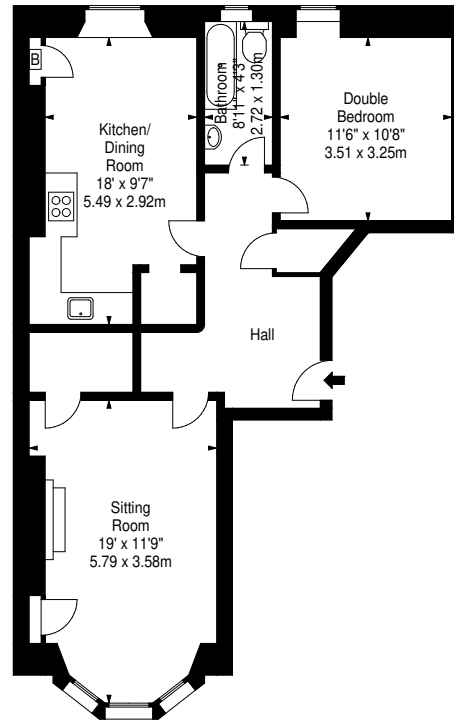
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Kings Road,  
Edinburgh, EH15 1EA



Approx. Gross Internal Area  
730 Sq Ft - 67.82 Sq M  
For identification only. Not to scale.  
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.