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APPOINTMENT  
WALK

82/2 Portobello High Street  
PORTOBELLO | EDINBURGH | EH15 1AN

**warners**  
solicitors & estate agents



## 82/2 Portobello High Street

PORTOBELLO | EDINBURGH | EH15 1AN

Set in the heart of Portobello, moments from the beach and excellent local amenities is this traditional first floor apartment. The property, which now requires modernisation could make an ideal first time buy or pied-a-terre.

The accommodation comprises welcoming hallway with storage cupboard, bright lounge/kitchen with bay window, rear facing bedroom with built in wardrobes and the flat is completed by a bathroom with three-piece suite.

- Portobello location
- Close to the beach and promenade
- Moments from trendy cafes and restaurants
- Welcoming hallway
- Bay windowed lounge/kitchen
- Rear facing bedroom
- Bathroom with three-piece suite
- Modernisation required
- On street parking

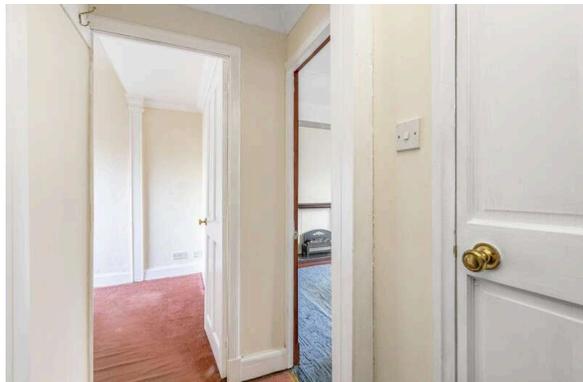


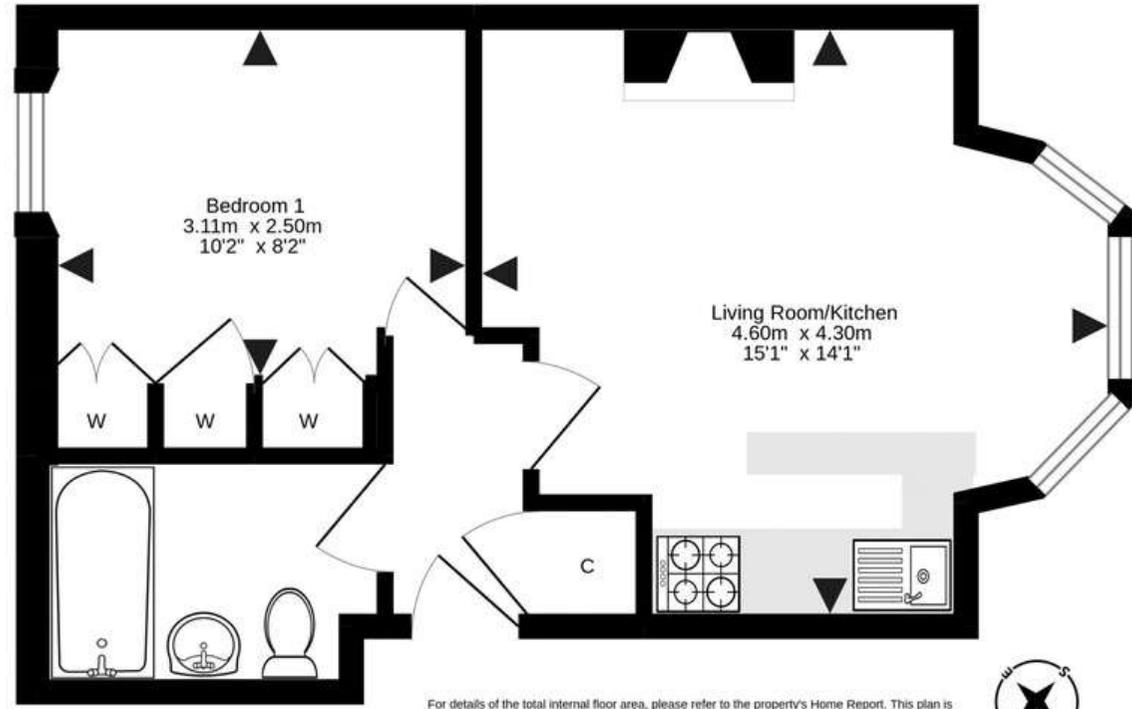
Extras included in the sale are the blinds, electric fire, fridge and mini oven. EPC rating G.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned. The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting convenient.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metroplex ©2022