



RE/MAX PROPERTY



67/1, Portobello High Street, Edinburgh, EH15 1BQ



- ***Spacious 2 Bedroom Apartment***
 - ***Large Lounge***
 - ***Well-Equipped Kitchen***
 - ***2 Double Bedrooms***
 - ***3-Piece Shower Room***
 - ***Highly Regarded Locale***

****SELDOM AVAILABLE 2 BEDROOM APARTMENT!!****

Janice Bennie and RE/MAX Property are delighted to bring to the market this very spacious apartment situated in the ever-popular address of High Street, Portobello. The property benefits from having neutral interiors and spacious room sizes. Great emphasis has been placed on the creation of easily managed and free-flowing space with a popular layout, which is fit for today's modern living.

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals alike. There are plenty of amenities closeby, including a range of local shops, supermarkets, independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of local parks. The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reach within less than a 20 minute walk.

Council Tax Band B
Freehold Tenure

The home report can be downloaded from our website.



Entrance Hallway

14' 11" x 2' 11" (4.55m x 0.90m)

Expansive hallway finished in neutral tones offering easy access to all internal accommodation. There is feature lighting, ample storage cupboards & heaters.

Lounge/Diner

16' 6" x 14' 6" (5.03m x 4.42m)

A sun-drenched lounge/diner with a picture window overlooking the surrounding area. Flooring is laminate & there is lovely central lighting. The room is of generous proportions and allows a very flexible floorplan for various furniture formations.

Kitchen

12' 4" x 7' 7" (3.76m x 2.31m)

A well-equipped white, high gloss kitchen with an impressive array of base & wall mounted units that enjoy complementing wood effect worktop, and tiled splashback. The room enjoys a selection of integrated kitchen appliances, and space for freestanding too – there is also a door leading to the outside area.

Bedroom 1

14' 6" x 9' 1" (4.42m x 2.77m)

Spacious double room with dual windows enjoying views of the surrounding area. It boasts a central light fitting, laminate flooring & has been decorated in a calming colour palette.

Bedroom 2

14' 5" x 9' 1" (4.39m x 2.77m)

Another excellent sized room with a large window that commands great views over the surrounding areas. Further benefitting from a central light fitting, modern laminate flooring and fitted storage.

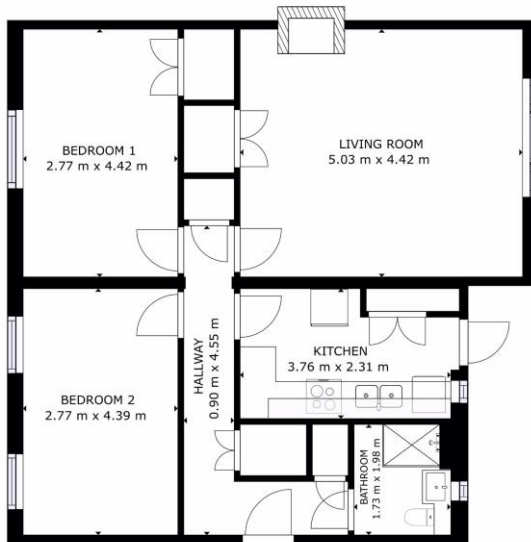
Shower Room

6' 6" x 5' 8" (1.98m x 1.73m)

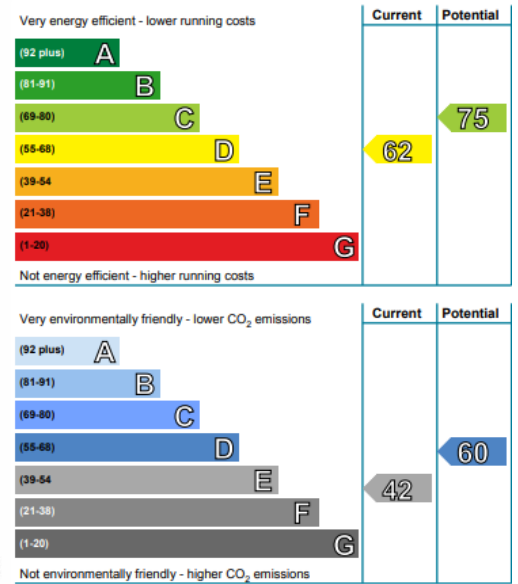
The stylish shower room has been thoughtfully designed, and comes complete with striking wet-wall design, vanity unit with built in sink & W.C and offers a gorgeous double walk in shower enclosure, with power shower head.







GROSS INTERNAL AREA
 FLOOR 1: 79.79 sqm
 TOTAL: 79.79 sqm
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

Janice Bennie
07919 035185

jbennie@remax-scotland.net

RE/MAX PROPERTY

RE/MAX House, Fairbairn Road, Livingston, EH54 6TS
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net

www.remax-livingston.net