



49/1, Kings Road, Edinburgh, EH15 1UE

Light and Beautifully Presented, Two-Bedroom First-Floor, Duplex Flat

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Property Description

Light and beautifully presented, two-bedroom, first-floor duplex flat, forming part of an established residential development. Positioned in a cul-de-sac setting, close to the waterfront, in the sought-after Portobello area just east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, upper hall, two double bedrooms, and a shower room.

With a view of the beachfront, highlights include a modern fitted kitchen with appliances, contemporary flooring and a stylish bathroom. In addition, the property features gas central heating, double glazing, and superb storage, including bedroom wardrobes and a loft space.

There is a secured entry system, landscaped grounds, ample private residential parking, and access to the promenade and beachfront at the bottom of the Kings Road.

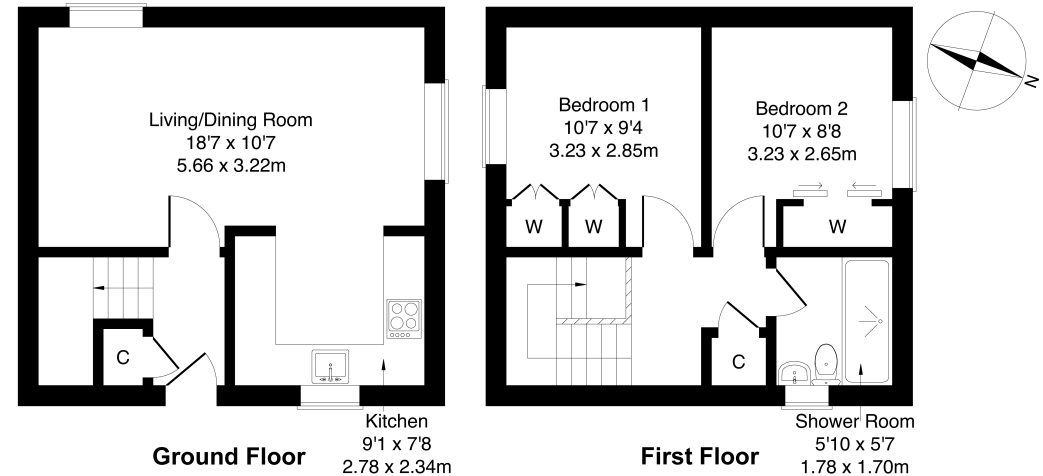
An inviting entrance welcomes you into the property, leading to a spacious living room with contemporary flooring throughout, creating an ideal setting for relaxation or entertaining. The kitchen, set just to the side, continues the modern flooring and features sleek countertops, a matching splashback, a sink with drainer, and integrated appliances including a cooker with gas hob, washing machine, and fridge/freezer.

Upstairs, carpeted stairs lead to two well-presented bedrooms, both finished with wood-effect flooring and light décor, each benefiting from built-in cupboards for convenient storage. Completing this beautiful home is the family shower room, a stylish three-piece suite finished to a modern standard and featuring a ladder-style radiator.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Portobello lies on the eastern edge of Edinburgh and is well known for its wide sandy beach and scenic seafront promenade. The area features a vibrant high street with a variety of independent retailers, including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, along with an Aldi and a Morrisons on Portobello Road. Additional retail options are available at The Jewel and Fort Kinnaird, which provide major supermarkets, high-street stores, restaurants and a multi-screen cinema. Excellent transport links include frequent bus services from the

High Street and rail connections from nearby Brunstane Station. The A1 and the city bypass are also easily accessible. There are several nearby parks and golf courses, along with expansive green spaces at Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park. Portobello Leisure Centre offers a wide range of facilities, including swimming pools, a spa, Turkish baths, a gym, a fitness studio and soft play.





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