



Bf, 13 Seafield Road East, Edinburgh, EH15 1EB

Light and Beautifully Presented Studio Basement Flat

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Property Description

Light and beautifully presented, studio basement flat, forming part of a traditional tenement. Positioned close to the waterfront in the sought-after Portobello area just east of Edinburgh city centre.

Comprises an entrance hall, a living/dining/kitchen and bedroom, a bathroom, a utility cupboard and a cloak/store.

Finished in fresh neutral decor throughout, an ideal starter home or buy-to-let. Highlights include a modern fitted kitchen, a stylish bathroom, contemporary flooring and lighting.

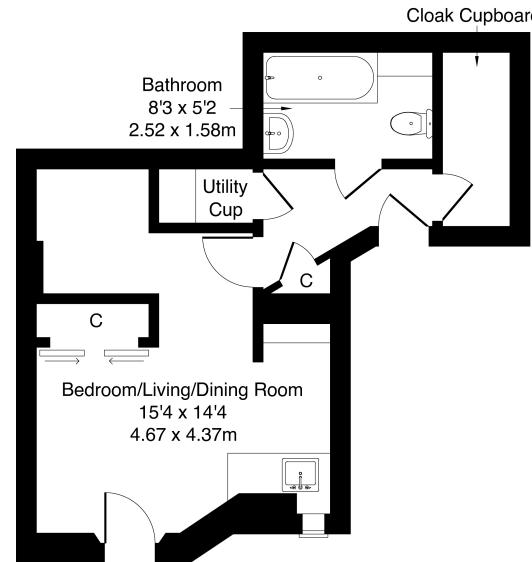
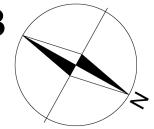
In addition, there is electric heating, double glazing, modern doors, and bespoke storage solutions. There is a secure entry system, direct access to a shared garden, and the promenade and beachfront are close by at the bottom of the King's Road.

A welcoming entrance provides access to all rooms, creating a seamless and practical layout throughout the property. The open-plan living, dining and kitchen area is finished in light, tasteful décor with wood-effect flooring and also benefits from a convenient cupboard ideal for storage. The kitchen is fitted with modern worktops, a stainless steel sink with drainer, and an integrated fridge, while the utility cupboard houses a washing machine and tumble dryer.

The bedroom is set just off the living area, offering easy access to the main living space while maintaining a sense of separation. Completing the property is the bathroom, featuring a three-piece suite with a shower over the bath and a stylish ladder-style radiator.

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Approximate Gross Internal Area: (334 sq ft - 31 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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