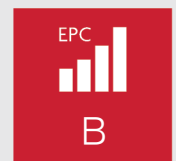
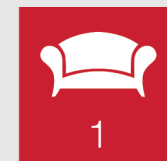




**Thorntons**   
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## 28 Adamslaw Place, Portobello,

Edinburgh, EH15 1BN





## Summary

Introducing a modern main-door double upper villa in highly sought-after Portobello, just a short walk from the beach. The home boasts a dual-aspect living and dining kitchen with contemporary cabinetry and modern appliances, two spacious bedrooms, and a three-piece bathroom with a convenient overhead shower. It also offers excellent storage for keeping a tidy home. Additionally, there are well-maintained communal grounds, residents' parking, and easy access to local amenities, scenic coastline, and transport links. Central Edinburgh is less than 20 minutes away for access to a wider selection of amenities. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included. Factor: There is a factoring agreement in place at an approximate annual cost of £400.

## Features

- Double upper villa in Portobello
- Part of a factored modern development
- Private balconied main entrance
- Entrance hall with storage and WC
- Open-plan living/dining/kitchen
- Main bedroom with mirrored built-in wardrobes
- Versatile second bedroom
- Bathroom with overhead shower
- Well-kept communal grounds
- Private resident's parking
- Gas central heating and double glazing
- Solar panels



“Boasting immaculately presented, neutral interiors, this two-bedroom main-door villa in coastal Portobello is sure to appeal to a wide range of buyers.”



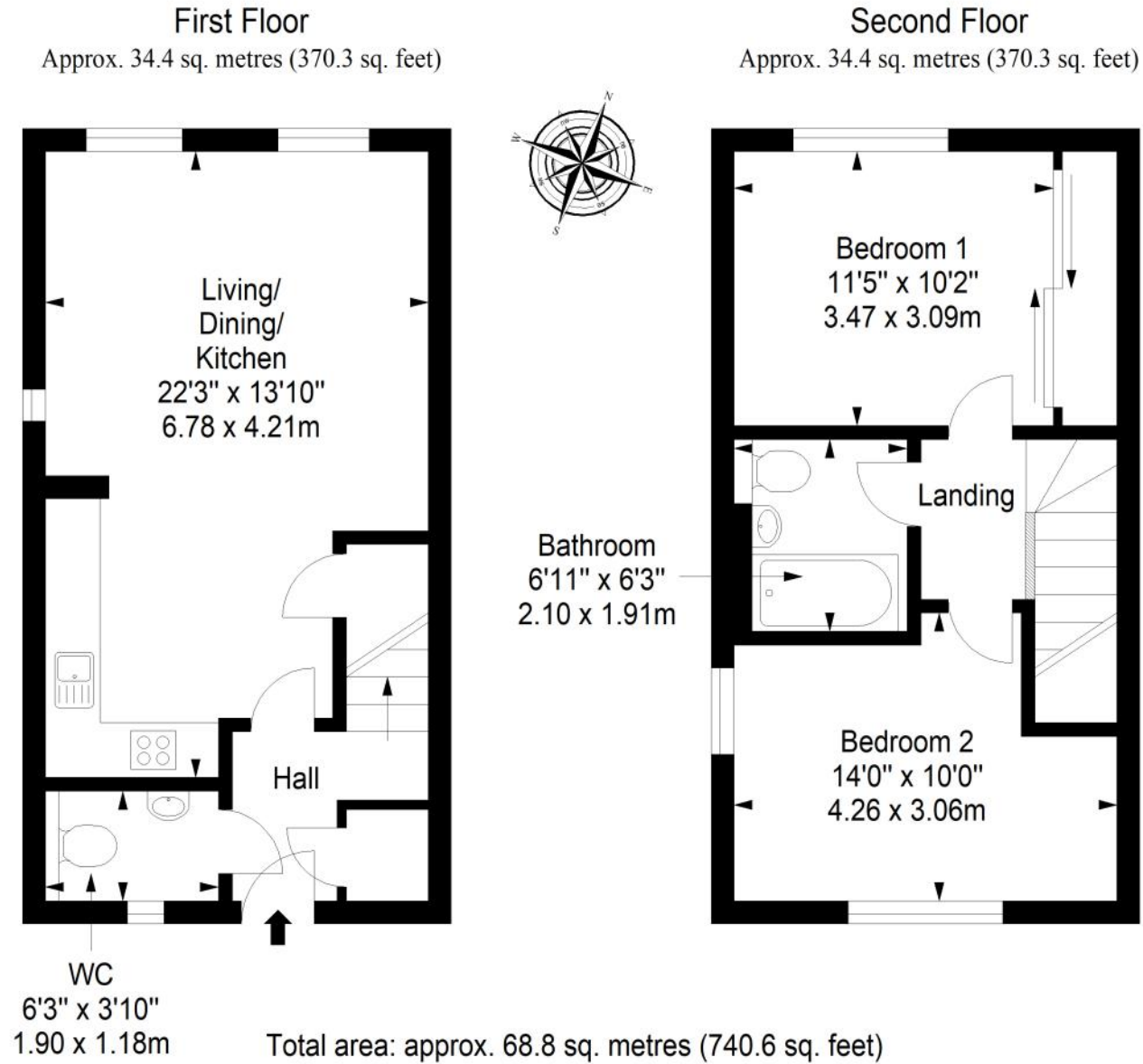




“This modern factored development offers buyers residents’ parking and well-kept communal grounds.”



# Floorplan





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