



16/4 Kings Road, Edinburgh, EH15 1DZ

Light and Beautifully Presented One-Bedroom First-Floor Flat

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Property Description

Light and beautifully presented, one-bedroom, first-floor flat, set quietly to the rear of a traditional stone-built tenement. Conveniently located on a desirable cul-de-sac, positioned at the fashionable Portobello waterfront just east of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, one bedroom, a family bathroom and features a gas central heating and double glazing.

With access to the promenade and beachfront and the bottom of the road, there is also unrestricted on-street parking and superb public transport links.

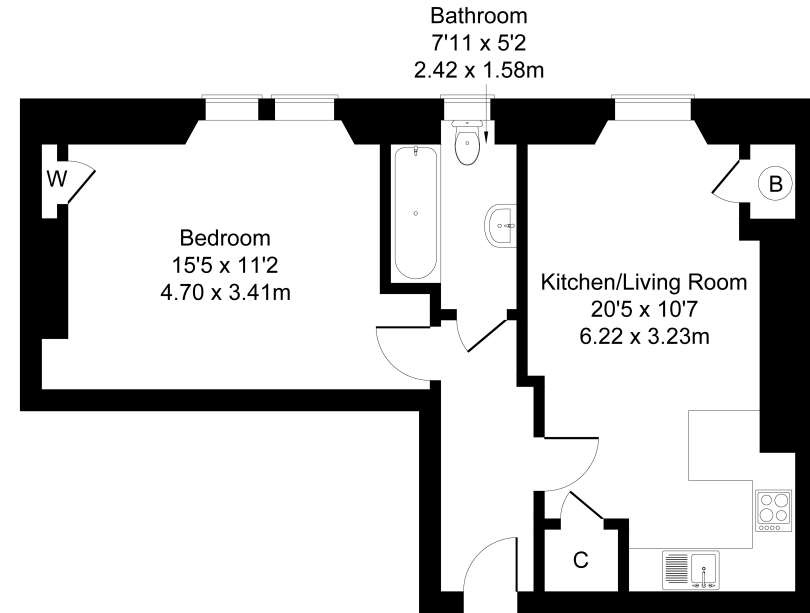
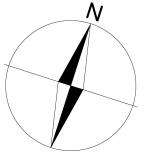
A welcoming entrance provides access to all rooms, with wood-effect flooring flowing from the hall into the open-plan living and dining area, seamlessly connected to the kitchen to create a spacious environment ideal for entertaining. The light décor continues throughout, leading into the kitchen, which is fitted with modern wood-effect countertops, a tiled splashback, a stainless steel sink with drainer, an integrated oven with an induction hob and canopy above, a washing machine, and a fridge/freezer.

The bedroom is beautifully finished with the same wood-effect flooring carried through from the hall, complemented by light décor and a built-in cupboard. Completing the property is the bathroom, a three-piece suite featuring a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



First Floor

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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