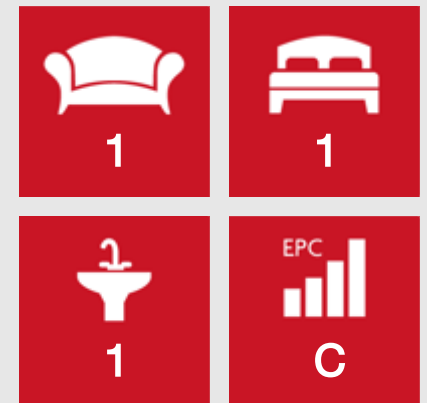




Thorntons
The right way to move

35 Vexhim Park, Edinburgh
EH15 3SB





Summary

This delightful main door upper flat is well placed offering a compact and efficient layout ideal for first-time buyers, downsizers, or investors. Set within a quiet residential development, the property comprises a bright living/dining area, an internal hallway with deep storage cupboard and hatch to attic, a well-proportioned double bedroom with built in wardrobes, a modern separate kitchen installed in 2020, and a neatly arranged bathroom. Further benefits include an allocated parking space, external store cupboard, gas central heating (new boiler installed 2020), and double glazing.

Features

- Delightful main door flat in a quiet development
- Excellent local amenities including shops, cafés, and Portobello Beach
- Strong transport links
- Ideal for first time buyers, downsizers, or buy-to-let investors.
- Spacious combined living/dining area
- Modern fitted kitchen
- Well-proportioned double bedroom
- Modern Bathroom
- GCH; DG
- Allocated parking space

Room Measurements

Living/Dining Room: 15'3" x 11'8" (4.65m x 3.56m)

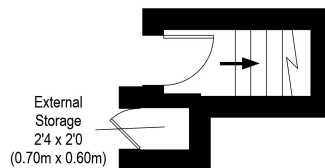
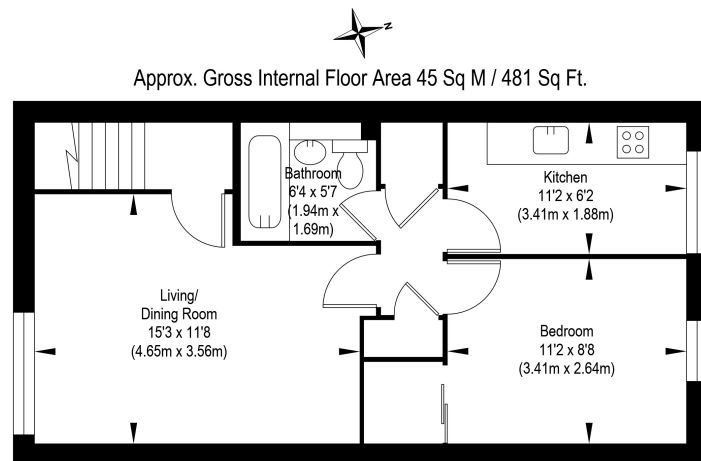
Kitchen: 11'2" x 6'2" (3.41m x 1.88m)

Bedroom: 11'2" x 8'8" (3.41m x 2.64m)

Bathroom: 6'4" x 5'7" (1.94m x 1.69m)



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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