



3b Figgate Street, Portobello, Edinburgh, EH15 1HL

Immaculately Presented & Unique, Ground Floor, Main Door Studio Apartment

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Property Description

Immaculately presented and unique, ground floor, main door studio apartment, set in an exclusive modern, architect-designed development, featuring exposed brick and oversized windows. Located on a quiet side street, in the cosmopolitan seaside neighbourhood of Portobello, with easy access to both the High Street and beach promenade.

Ready-to-move-in, boasting high-quality finishes throughout; all with a contemporary, industrial-inspired design, perfect for young professionals or investors (currently operates as a commercial short-term holiday let). Comprises an entrance hallway, an open-plan kitchen/living space, a bedroom, and bathroom.

Designed for modern living, highlights include a modern German kitchen with SIEMENS integrated appliances and Quartz worktops, a stylish bathroom suite, and continuous oak-engineered wood flooring. This energy-efficient home boosts NorDan Storm Guard triple-glazed windows and doors, NEST gas central heating, as well as solid oak doors, and two Ethernet points for smart TV and computer connectivity.

Within private gated grounds, the development provides a sunny courtyard, a landscaped communal garden, and a secured lockable bike store.

A welcoming entrance offers space for outerwear and two convenient storage cupboards, with a further store located externally. Filled with natural light, including full-height windows and doors, a stunning open-plan kitchen/living room and bedroom are finished with light decor and contemporary lighting throughout. Set to the rear, enjoying a southerly aspect, the stylish modern kitchen includes a stainless-steel single bowl under-mount sink and tap, Quartz worktops, a coloured glass splashback, under-cabinet LED spotlights, a breakfast bar; and a range of integrated SIEMENS appliances including a fan oven, an induction hob, a wall-mounted microwave, a full-size dishwasher, an under-counter fridge with ice box, and a washing machine.

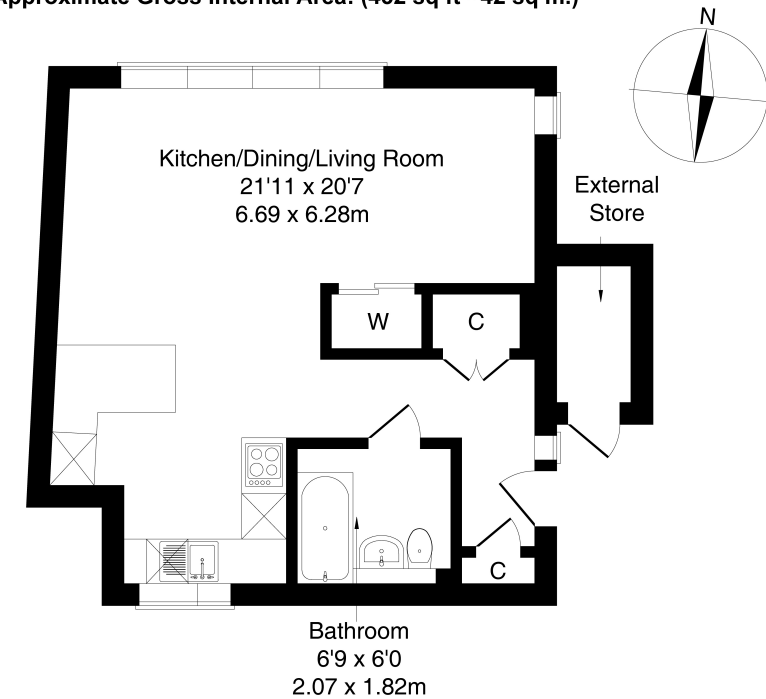
Tucked away, a tastefully finished double bedroom area with room-dividing curtains, features a built-in wardrobe with mirrored sliding doors and further contemporary light fittings. Completing the accommodation, a modern bathroom is fitted with a premium three-piece suite including a rainfall shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.

Lamp shades and blinds are included in the sale, with some furniture and extras available for separate negotiation.



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Approximate Gross Internal Area: (452 sq ft - 42 sq m.)



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

Area Description

Nestled in the heart of Portobello, on the eastern edge of Edinburgh, the area is renowned for its extensive and much-loved sandy beach and seafront promenade. With a village atmosphere, the bustling high street offers a good range of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer, as well as, an Aldi and a Morrisons superstore on Portobello Road; whilst The Jewel and Fort Kinnaird offer further large supermarkets and a range of major high-street names, restaurants and a multi-screen cinema. Frequent bus services are

available from the High Street, and the nearby Brunstane rail station offers further commuting options, whilst the A1 and the city bypass are also easily accessed. There are several parks and golf courses, with the extensive Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park all close by; whilst Portobello Leisure Centre offers swimming pools, a spa, Turkish baths, a gym and a fitness studio.





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