



73/25 Portobello High Street, Portobello, Edinburgh, EH15 1BQ

Beautifully Presented and Spacious, Two-Bedroom, Triple-Aspect, Sixth-Floor Flat

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Property Description

Beautifully presented and spacious, two-bedroom, triple-aspect, sixth-floor flat, with exceptional views of Arthur's Seat and the Firth of Forth. Forming part of an established, residential development, located in the heart of Portobello, east of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room, with a private balcony, a kitchen, two double bedrooms and a bathroom.

Freshly prepared for the market throughout, with a new kitchen, new flooring, new electrics and water system, and new electric heating.

In move-in condition, with fresh neutral decor, there is also double glazing and superb storage, with multiple, deep hall stores.

The development includes a lift service, a secure entry system and unrestricted, private residents' parking to the rear.

A bright entrance hall, with generous storage, is finished with modern, wood-effect flooring and fresh neutral decor, which continues throughout the flat. A spacious reception room, with a traditional fire surround, opens onto a southwest-facing balcony, enjoying far-reaching, open views of Arthur's Seat. Offering a spacious, versatile floorplan, the bright living and dining room is conveniently connected to a kitchen, including built-in cupboard storage and fitted with contemporary, white units and wood-effect worktops. Appliances include an integrated oven, a ceramic hob and a stainless-steel canopy, whilst plumbing and space are available for further appliances.

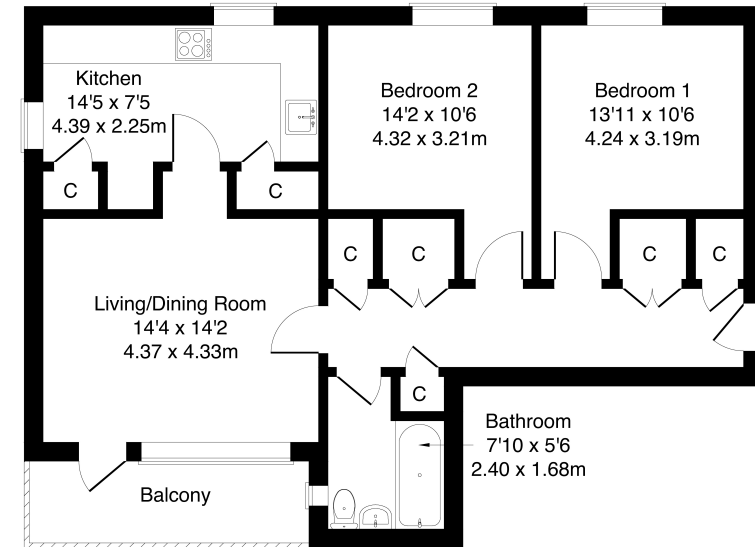
Two double bedrooms are bright and well-proportioned. Both provide ample room for freestanding bedroom furniture and storage and enjoy views towards the Firth of Forth.

Completing the accommodation, a bathroom is fitted with a three-piece suite, a shower-over-bath and panel splash walls.



Flat 25, 73 Portobello High Street, Edinburgh, EH15 1BQ

Approximate Gross Internal Area: (743 sq ft - 69 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 renowned for its extensive sandy beach and seafront promenade. The area has a bustling high street, with a good range of local shops, bars, restaurants, and banks, whilst The Jewel and Fort Kinnaird offer 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 a number of parks, golf courses, and sports facilities in the local area, as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

