



1 Westbank Place, Edinburgh, EH15 1UD

Beautifully Presented, Two-Bedroom, Ground Floor Main Door Flat

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Property Description

Set within a peaceful, leafy cul-de-sac just moments from the beachfront and promenade, this attractive two-bedroom ground-floor main door flat is located in the sought-after Portobello area, east of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with appliances, continuous stylish flooring throughout, electric heating and double glazing. In addition, there is excellent storage, including bedroom wardrobes, a hall store and an external store.

Externally, benefits include a small, low-maintenance private garden to the front, with extensive shared garden grounds throughout the development, and shared parking directly outside the property.

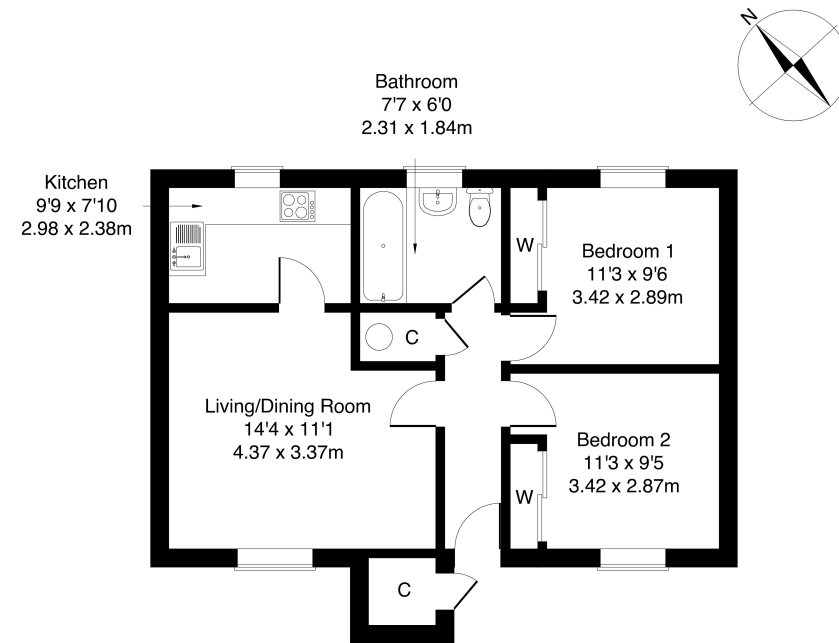
A light and welcoming entrance hall affords access to all rooms except the kitchen, as well as the deep built-in storage cupboard. Stylish wood-effect flooring continues from the hall into the public room, which offers space for both lounge and dining furniture, and includes a feature fireplace. Set off the lounge, a bright kitchen includes ample fitted storage and worktops, with a stainless steel sink and drainer, a fridge/freezer, a washing machine and an integrated electric oven and ceramic hob.

Two well-proportioned bedrooms are set to opposite aspects, with tasteful decor, stylish modern flooring, plain coving, and built-in wardrobes. Completing the accommodation, a generous bathroom is fitted with a three-piece suite, including a shower unit over the baths, and tiled splash walls.



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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



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

Area Description

Located on the eastern edge of Edinburgh, Portobello is a vibrant coastal suburb best known for its wide sandy beach and charming seafront promenade. The area boasts a lively high street filled with independent shops, including coffee spots, a bookshop, a butcher, a fishmonger, a bakery, and a greengrocer, along with convenient access to both Aldi and a large Morrisons on Portobello Road. For even more retail and dining options, The Jewel and Fort Kinnaird retail parks are nearby, offering major high-street brands, restaurants, large supermarkets, and a multi-screen cinema.

Excellent transport links include frequent bus services along the High Street and rail connections from Brunstane Station, with the A1 and city bypass easily accessible for drivers. Outdoor spaces are plentiful, with Boathouse and Portobello Beach within a short walk, and Figgate Park, Holyrood Park, Arthur's Seat, and Duddingston Loch all close at hand, alongside local golf courses. Fitness and leisure needs are well served by Portobello Leisure Centre, featuring swimming pools, a gym, fitness studios, Turkish baths, a spa, and soft play facilities.





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