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21 Westbank Place, Portobello, Edinburgh, EH15 1UD

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

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Property Description

Beautifully presented, two-bedroom, southerly facing ground-floor main door flat, with an allocated parking space. Located close to the beachfront and promenade, in a leafy development 'off-street' cul-de-sac, in Portobello, east of Edinburgh city centre.

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

Highlights include a modern fitted kitchen with appliances, a stylish bathroom, and continuous quality wood flooring. In addition, there is excellent storage, electric central heating and double glazing.

Externally the property benefits from a small low-maintenance garden to the front; with extensive shared garden grounds and private residential parking throughout the development.

A welcoming entrance porch features a built-in store and tiled flooring, and opens to the main hall affording access to all rooms except the kitchen, as well as a built-in storage cupboard.

Set to the front, enjoying a southerly-west aspect, a good-sized public room offers space for both lounge and dining furniture, and features quality flooring continuing from the hall and a central spotlight fitting.

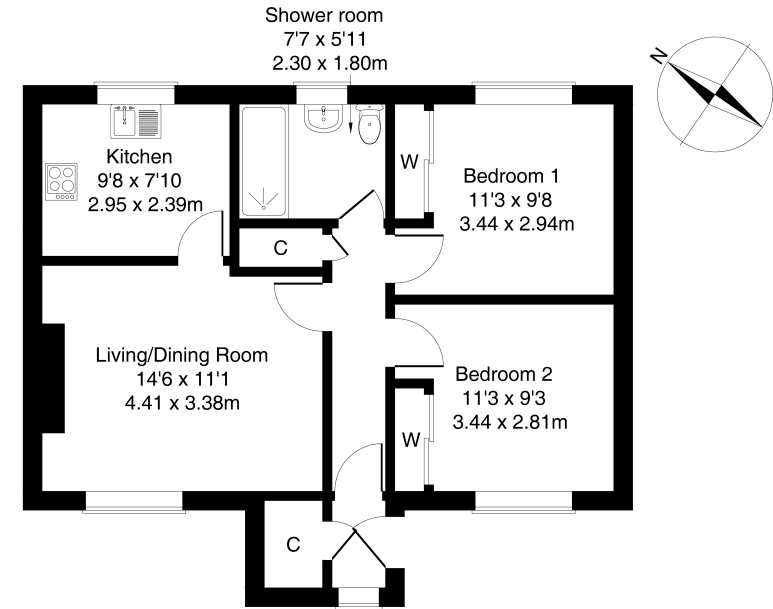
Set off the lounge, a bright modern kitchen includes recessed spotlighting, stone-effect worktops with a matching splashback surround, a sink with drainer, a fridge/freezer, a washing machine and an integrated electric oven and ceramic hob.

Two well-proportioned bedrooms are set to opposite aspects, with tasteful light decor, carpeted flooring, plain coving, and built-in mirrored wardrobes. Completing the accommodation, a generous shower room is fitted with a two-piece suite, a walk-in shower cubicle with accessibility features, and contemporary wall panelling.

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Approximate Gross Internal Area: (624 sq ft - 58 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, 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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