



## 11 Williamfield Square, Portobello, Edinburgh, EH15 1AS

Spacious Three-Bedroom, Main Door, Second-Floor Duplex

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# Property Description

Beautifully presented and spacious, three-bedroom, main door, second-floor duplex, forming part of an established, residential development. Set in a quiet cul-de-sac location, located in the heart of Portobello, east of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, with a Juliet balcony, a kitchen, three flexible bedrooms and a family bathroom.

Tastefully finished throughout, including a fitted kitchen, with appliances, a modern bathroom and an impressive lounge, with a contemporary fireplace. In addition, there is gas central heating, modern double glazing and good, integrated storage provision.

The development includes a central drying green and well-maintained stairs, and has unrestricted, on-street parking to the front.

A welcoming entrance hall, with storage, is finished with light, neutral decor and leads into an impressively proportioned reception room. Filled with natural light from generous glazing and enjoying French doors, opening onto a Juliet balcony, the tastefully presented living room features a stylish, contemporary fireplace and provides plenty of versatile space for both lounge and dining furniture, if desired. A kitchen, with built-in storage, is fitted with light, wood-effect units and worktops, whilst appliances include an integrated oven, a gas hob, a freestanding fridge/freezer and a washing machine.

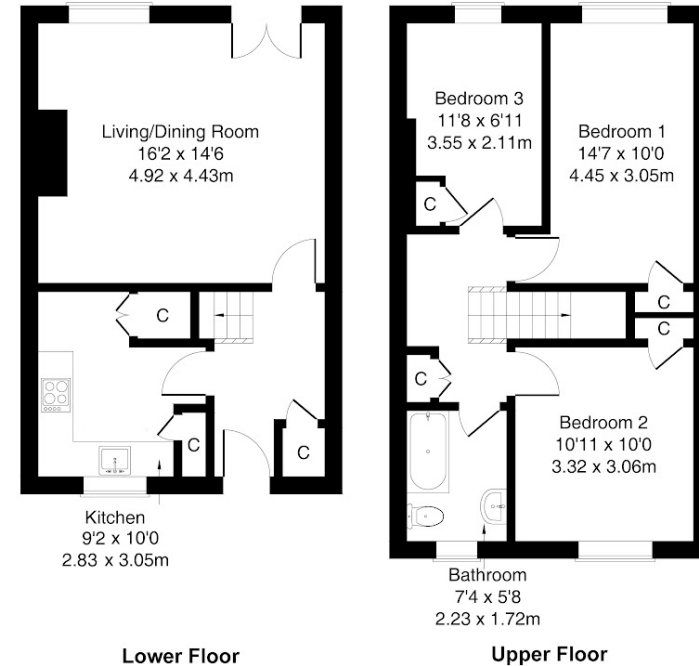
Upstairs, leading off a landing, with storage, three well-presented bedrooms offer good-sized, flexible spaces for both bedroom and home office furniture layouts. All three benefit from built-in cupboard storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, tiled splash walls and flooring.



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Approximate Gross Internal Area: (883 sq ft - 82 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 independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer, 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 a number of parks and golf courses, with the extensive Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park also close by; whilst Portobello Leisure Centre offers swimming pools, a spa, Turkish baths, a gym, a fitness studio and a soft play.





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