



40/1, Kings Road, Edinburgh, , EH15 1DY

Immaculately Presented One-Bedroom, Ground-Floor Flat with Moments Away From Beachfront

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Immaculately presented, one-bedroom, ground-floor flat, positioned just moments away from the beachfront. Part of a traditional stone-built tenement, positioned at the fashionable Portobello area, just east of Edinburgh city centre.

Finished to an exemplary standard, with continuous flooring, a modern kitchen with less than one year-old appliances, and a stylish bathroom.

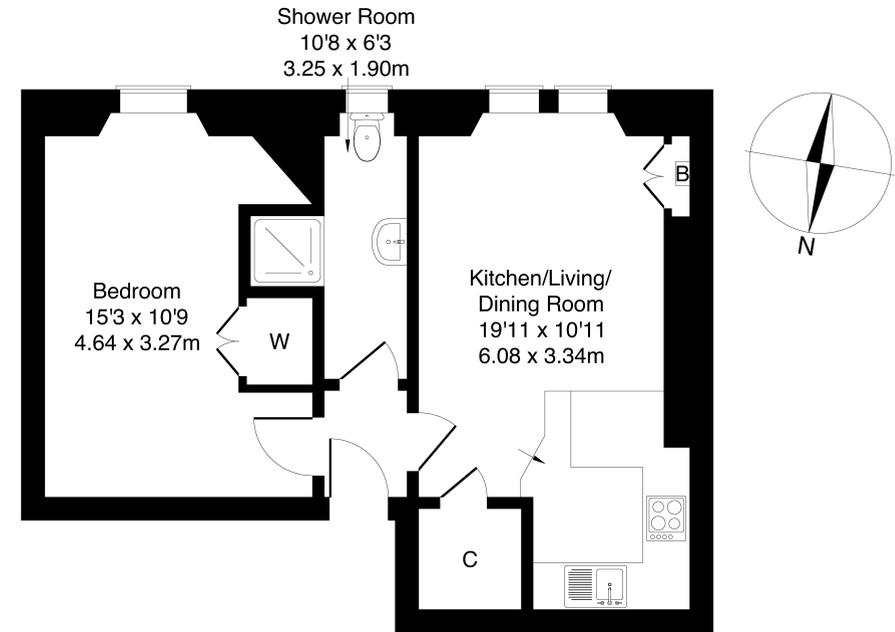
In addition, there is gas central heating, double glazing, bespoke wooden shutters, spot lighting, cast-iron style radiators, and a brand new boiler less than three years old. There is a shared garden to the rear, a secured entry system, with access to the promenade and beachfront and the bottom of the Kings Road.

A welcoming entrance leads into the property, opening into a bright and spacious open-plan living room and kitchen, finished in light, tasteful décor that enhances the sense of space, while featuring a built-in window seat allowing for comfort. Contemporary wood-effect flooring flows throughout the main living area, complemented by two built-in cupboards set just off the room, providing ideal additional storage. Designed with convenient and functional living in mind, the kitchen features tiled-effect flooring, fitted countertops with matching upstands, and a stainless steel sink with a drainer.

It is well-equipped with an integrated oven and electric hob with canopy above, induction hob, washing machine, and a fridge, offering everything needed for modern living. The bedroom continues the contemporary flooring from the hallway and benefits from a wardrobe, ideal for storage. Completing this wonderful home is the shower room, comprising a stylish three-piece suite with a shower cubicle.



40/1 Kings Road, Edinburgh, EH15 1DY
Approximate Gross Internal Area: (463 sq ft - 43 sq m.)



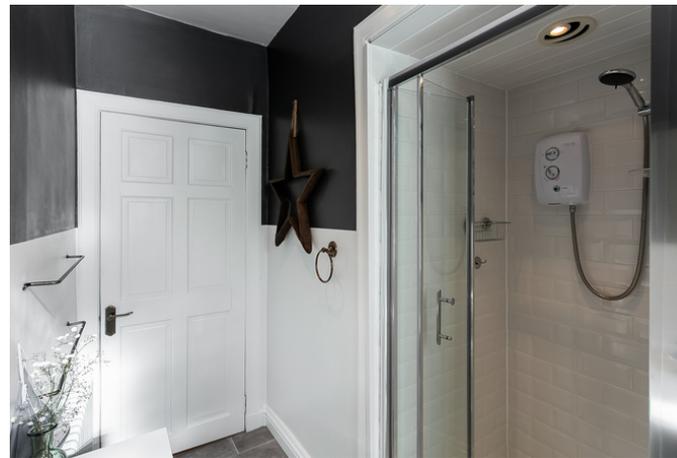
Ground Floor

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 well known for its wide sandy beach and scenic seafront promenade. The area features a vibrant high street with a variety of independent retailers, including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, along with an Aldi and a Morrisons on Portobello Road. Additional retail options are available at The Jewel and Fort Kinnaird, which provide major supermarkets, high-street stores, restaurants and a multi-screen cinema. Excellent transport links include frequent bus services from the

High Street and rail connections from nearby Brunstane Station. The A1 and the city bypass are also easily accessible. There are several nearby parks and golf courses, along with expansive green spaces at Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park. Portobello Leisure Centre offers a wide range of facilities including swimming pools, a spa, Turkish baths, a gym, a fitness studio and soft play.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

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

