



**21/8, Portobello Road, Edinburgh, EH8 7BG**

Beautifully Presented Two-Bedroom, Third-Floor (top) Flat with Views to Arthur's Seat

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# Property Description

Beautifully presented, south-facing two-bedroom, dual-aspect third-floor (top) flat, with views to Arthur's Seat. Forming part of an established residential development in the popular Piershill area, east of the city centre.

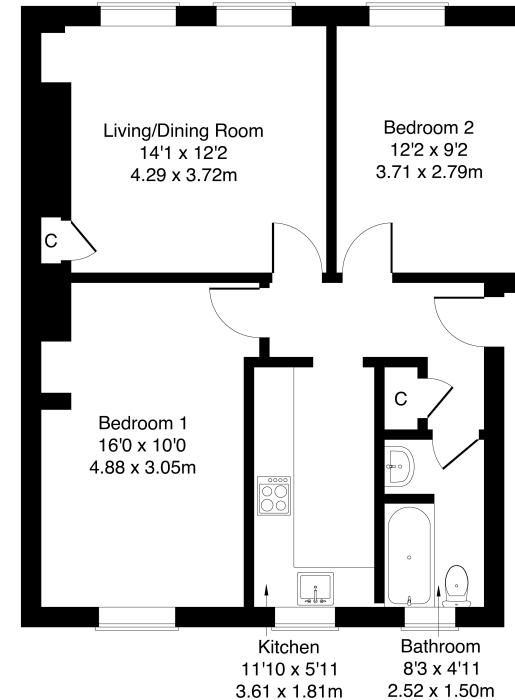
Comprises a hall, living/dining room, kitchen, two double-bedrooms and bathroom.

Highlights include a stylish fitted kitchen and modern bathroom suite, with continuous modern flooring. Further finished with gas central heating, double glazing, and contemporary lighting.

There is a communal drying area to the rear, and ample unrestricted on-street parking to the front and surrounding streets.

A welcoming entrance hallway provides access to all rooms, leading into the living room, which features contemporary flooring throughout and a wall-mounted TV point, making it ideal for entertaining. Opposite, the kitchen is finished with tiled-effect flooring and offers modern worktops, a stylish splashback, an integrated oven and gas hob with canopy above, as well as a washing machine and fridge/freezer.

Towards the front of the property, bedroom two continues the contemporary flooring from the hallway and offers space for standalone furniture, while bedroom one also allows for free-standing furniture and benefits from a large window that fills the room with plenty of natural light throughout. Completing the property is the family bathroom, fitted with a three-piece suite including both an electric and gas-powered shower over a bath, and a ladder-style radiator.



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

# Area Description

Piershill lies less than two miles from Edinburgh city centre, ideally positioned to benefit from a wide range of local amenities including banking and post office services, a Morrisons supermarket on Portobello Road, and a Sainsbury's at Meadowbank Retail Park. Fort Kinnaird offers an extensive selection of high-street stores and a multiplex cinema. The recently completed Meadowbank Sports Centre is within a short walk, providing a variety of modern sports facilities. Residents can also enjoy vast open green spaces nearby, including Holyrood Park, Arthur's Seat, and the

Portobello waterfront. Local schooling is available from nursery through to senior level, with options such as The Royal High Primary School, Duddingston Primary, St John's Primary, Portobello High School, and Holyrood High School. This east-of-city-centre location benefits from excellent road links via the A1 and A199, and regular public transport services run along Restalrig Avenue and Portobello Road.





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