



24/9, Kings Road, Edinburgh, EH15 1DZ

Immaculately Presented, One-Bedroom, Third-Floor Flat

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Property Description

Immaculately presented, one-bedroom, third-floor flat, set quietly to the rear of a traditional stone-built tenement. Conveniently located on a desirable cul-de-sac, positioned at the fashionable Portobello waterfront just east of Edinburgh city centre.

Finished to an exemplary standard, with continuous Karndean flooring, a quality integrated kitchen, and a stylish wet-room style bathroom.

In addition, there is gas central heating, double glazing, recessed spot lighting, and contemporary radiators.

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.

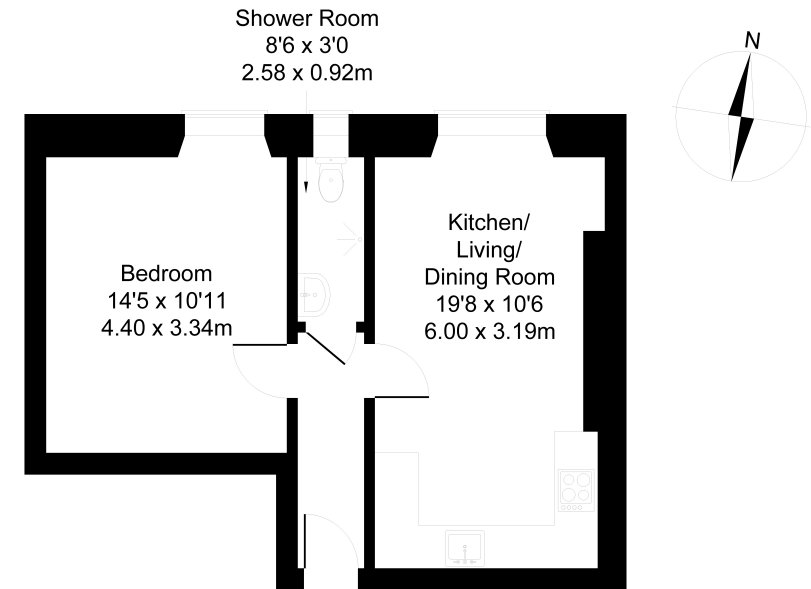
A welcoming entrance hall leads you into this beautifully presented property, with access to all rooms throughout. The living room is bright and inviting, enhanced by stylish wood-effect flooring and modern spotlighting that create a warm atmosphere. A wall-mounted TV point makes it perfect for relaxing evenings or entertaining guests, while the generous layout allows for both comfortable seating and a dedicated dining area if desired. The kitchen is well-designed with contemporary stone-effect worktops and a matching splashback surround, complemented by a central light fitting. Practical touches include a sink with a drainer and the added luxury of a built-in wine cooler, making it as functional as it is attractive.

The spacious double bedroom continues the modern theme with sleek wood-effect flooring and a central light fitting. There is ample room for a large bed as well as additional furnishings such as wardrobes or bedside tables, creating a peaceful retreat ideal for rest and relaxation. Completing the property is a stylish shower room, finished to a high standard with tiled flooring, tiled splashback surround, recessed spotlighting, a rainfall showerhead for a touch of luxury, and the added comfort of underfloor heating.



3F1, 24 Kings Road, Edinburgh, EH151DZ

Approximate Gross Internal Area: (420 sq ft - 39 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 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.





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