



25/2 Brighton Place, Edinburgh, EH15 1LL

Tastefully Presented & Spacious, Three-Bedroom, First Floor Flat

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Property Description

Tastefully presented and spacious, three-bedroom, first-floor flat, forming part of an impressive traditional stone-built tenement. Located on a cobbled side street in the heart of the sought-after coastal suburb of Portobello, east of Edinburgh centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, and a bathroom.

This period property features tall ceilings, a front-facing bay window, ornate cornice-work, varnished hardwood flooring, and an impressive marble fireplace. Further highlights include a fitted kitchen, gas central heating, a secured entry system and tranquil views to the rear over a local bowling green.

Externally, there is a well-maintained shared garden to the rear, and unrestricted street parking to the front and surrounding streets.

A welcoming entrance hall affords access throughout the property and features a built-in store cupboard, space for freestanding storage, and varnished period wood flooring continuing into the living room and bedrooms. An impressive public room is set to the front, offering ample space for both lounge and dining furniture, and features a large bay window allowing plentiful natural light, ornate cornice work, a period marble fireplace, and an open shelved press.

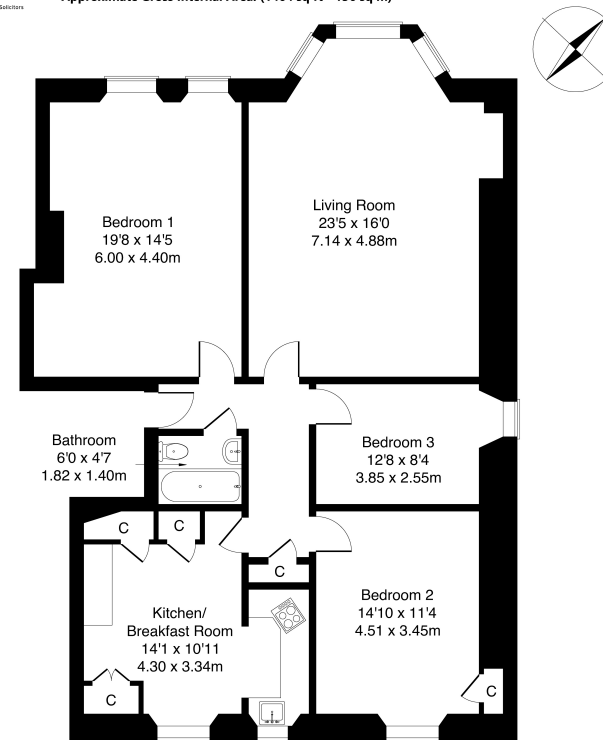
Rear-facing, a bright stylish kitchen is partitioned with a dining space featuring modern fitted units and worktops; and three built-in store cupboards, with one acting as a utility cupboard. The kitchen space has modern fitted units and worktops, a sink with a drainer, and an integrated electric oven and ceramic hob.

An exceptionally spacious bedroom is set to the front, with two windows, ornate cornice-work and ample space for freestanding storage, whilst another generous bedroom is set to the rear, with a press cupboard, cornice work and a central pendant light fitting. Bedroom three has a side aspect window and includes a bespoke two-bed sleeping and storage unit. Completing the accommodation, the bathroom is set internally, with a three-piece suite including a shower unit over the bath and tiled splash walls.



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Approximate Gross Internal Area: (1464 sq ft - 136 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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