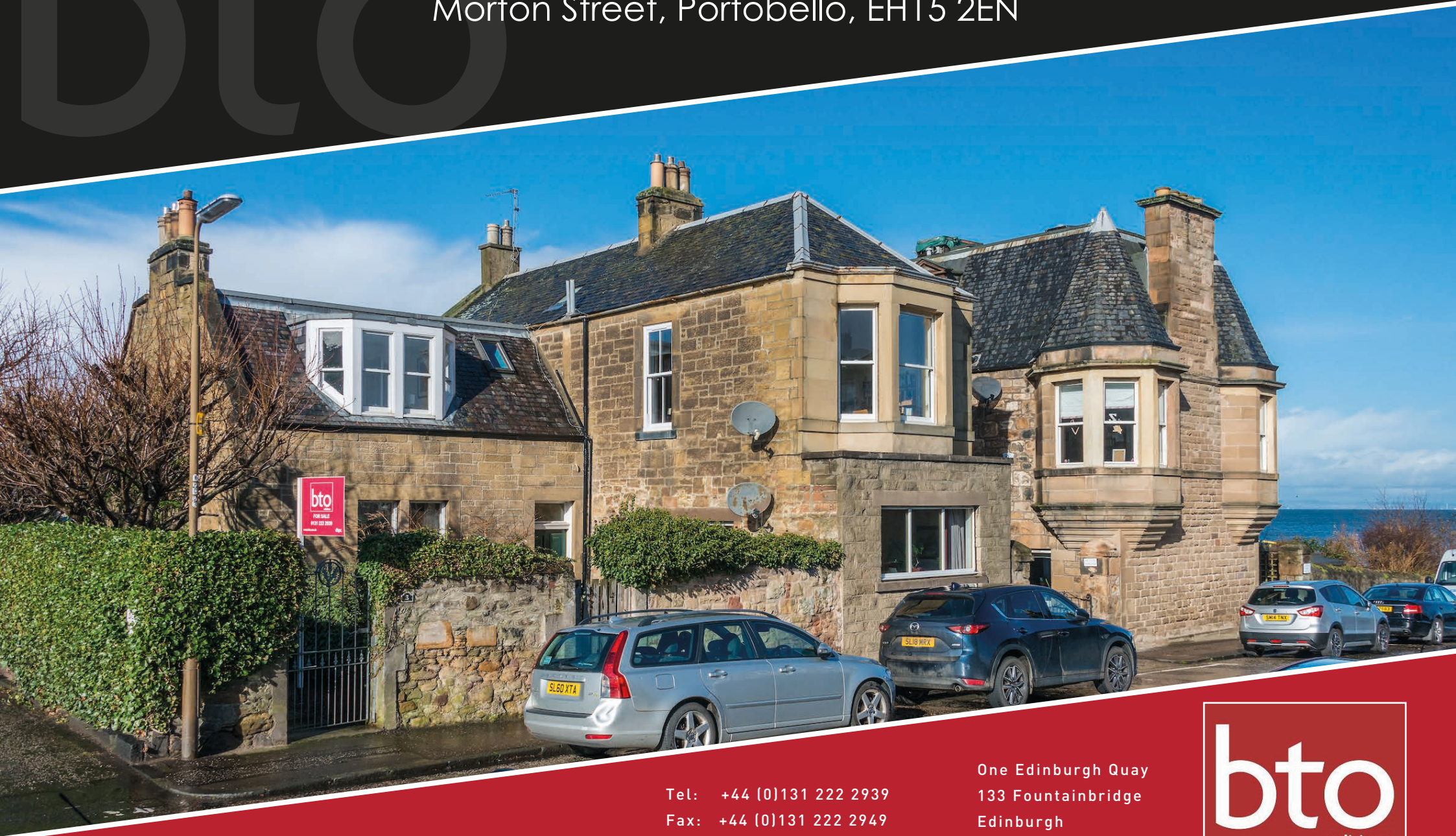


2

Morton Street, Portobello, EH15 2EN



Tel: +44 (0)131 222 2939

Fax: +44 (0)131 222 2949

Web: www.bto.co.uk

One Edinburgh Quay

133 Fountainbridge

Edinburgh

EH3 9QG

bto
solicitors

- Beautiful Victorian Upper with Seaside Location
- Private Garden Path Entrance
- Light Filled Hallway
- Sunny Bay-Fronted Sitting Room with Sea Views
- Smart Fitted Kitchen with Breakfasting Area
- Three Good-Sized Double Bedrooms
- Shower Room
- Laundry Cupboard
- Lovely Period Features
- Neutral Decor
- Gas Central Heating
- Mature, Rear Garden with Terrace and Storage Cupboard
- Single Garage





PROPERTY DESCRIPTION

Accessed via an enchanting tree-lined pathway and through the beautiful private garden, this light and spacious, three bedroom, first floor upper flat is set within a smart Victorian building, bursting with period features and flooded with natural light. The property boasts sea views from its bay-fronted sitting room, the perfect spot to watch the calming waters of Portobello Beach.

LOCATION

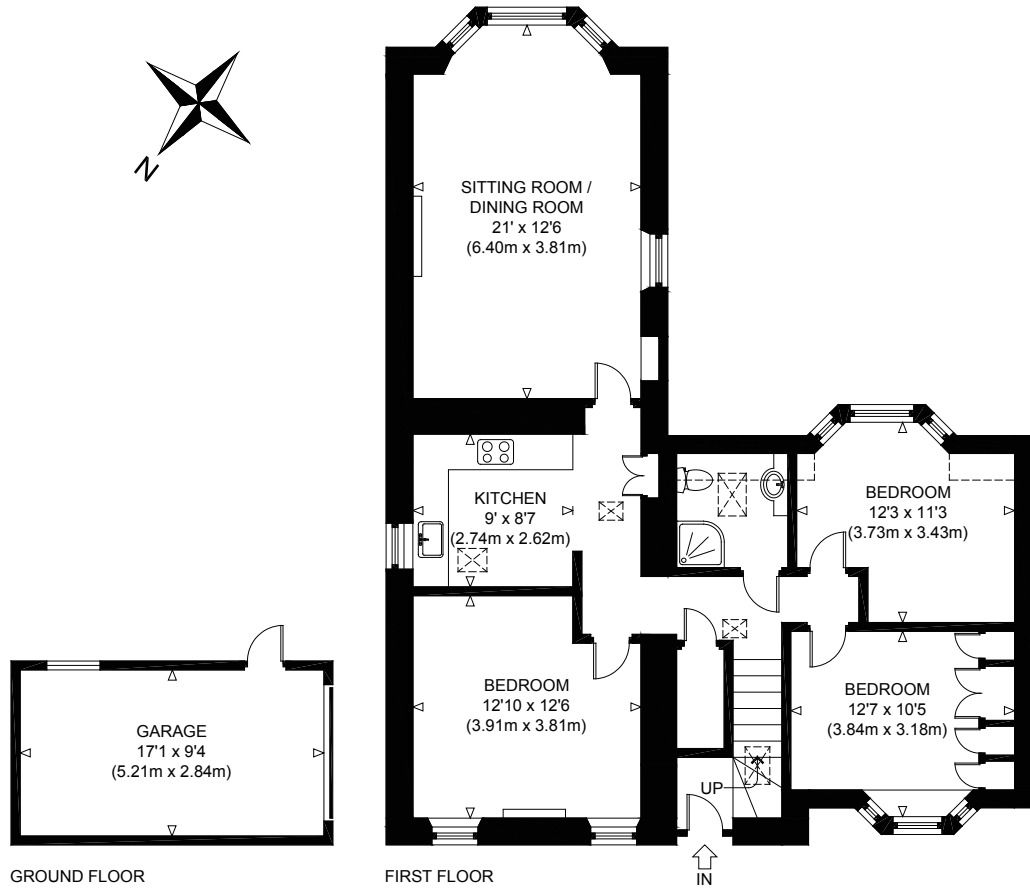
Morton Street is a popular residential road on the Portobello/Joppa borders, mere moments from the beautiful open spaces of Portobello Beach and

Promenade. It is conveniently close to the popular local boutiques, cafes and bars on Portobello High Street, as well as a substantial array of large stores at nearby Fort Kinnaird Retail Park. For those with a love of the outdoors, the beautiful open spaces of Newhailes House and Gardens are close by, with vast areas of parkland and woods, adventure playgrounds and a cafe. Joppa Road leads onto Sir Harry Lauder Road (A119/A1) which provides very easy motoring access to the east on the A1 and to the City Bypass and adjoining motorways.

COUNCIL TAX BAND E

2 Morton Street,
Portobello,
EH15 2EN

bto



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 159 SQ FT / 14.8 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 987 SQ FT / 91.7 SQ M

MORTON STREET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 987 SQ FT / 91.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

EXTERNAL GARAGE AREA 159 SQ FT / 14.8 SQ M

TOTAL COMBINED FLOOR AREA 1146 SQ FT / 106.5 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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