



lindsays

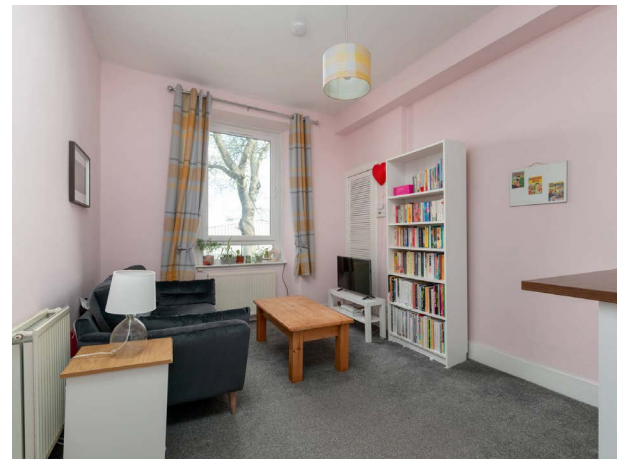
16/4, Kings Road,
Portobello, Edinburgh, EH15 1DZ

"A lovely bright, modern first floor flat within a traditional tenement a two minute stroll from the beach and just minutes from all the area has to offer"

- Hall
- Livingroom open plan to a contemporary kitchen with integrated appliances
- Spacious double bedroom
- Stylish, extensively tiled bathroom with shower
- Gas central heating
- Double glazing
- Secure door entry system
- Well maintained communal garden
- Free on-street parking

EPC Rate C

OFFERS OVER £165,000



Description

Enviably located within in sight of the beach and minutes from the High Street, this traditional first floor flat has a lovely bright and stylish interior and an attractive, well maintained communal garden. The open plan living area and kitchen are the perfect space to entertain and the contemporary kitchen comes complete with integrated appliances. There is a spacious double bedroom with pretty garden views and a smart, extensively tiled bathroom with shower. Additional benefits include gas central heating, double glazing, a secure door entry system and free on-street parking.

Area

Portobello is a sought after district of the capital, characterised by its vibrant High Street, long promenade and superb sandy beach. Unique in character, the area has a real café culture with an ever growing selection of cosmopolitan restaurants, traditional pubs and coffee houses. Whilst the High Street plays host to a wide variety of independent shops there are two large supermarkets within easy reach and the Fort Kinnaird retail and leisure outlet is within a short drive. Bus services into the city centre and to many other parts of the city are readily available around the corner from the flat and there is a six minute rail connection from nearby Brunstane. There are also several local access points to the city's cycle path network. The A1, the city by-pass and motorway network are within a short drive. Local leisure facilities include the lovely open spaces of both the Figgate and Rosefield Parks, as well as a Swim Centre and Gym on the promenade, an open water swimming club, kayaking and rowing clubs and a beach volleyball club, to name but a few.

Viewing

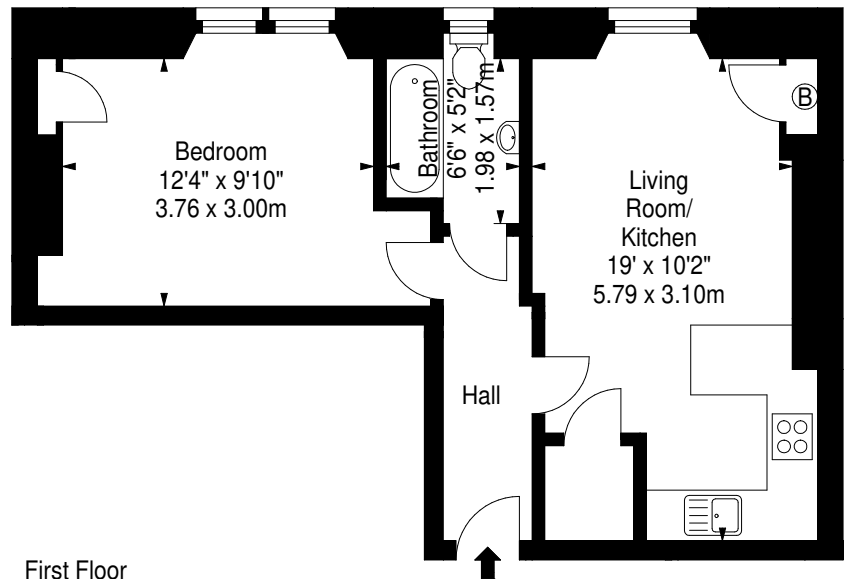
Sunday 2-4pm or by appointment contact Lindsay's



**Kings Road,
Edinburgh,
Midlothian, EH15 1DZ**



Approx. Gross Internal Area
448 Sq Ft - 41.62 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.