



290/1 Portobello High Street Edinburgh EH15 2AS

Attractive and Bright 2 Bedroom Upper Villa in highly desirable location. Excellent opportunity for First Time Buyers, a small Family or a Buy to Let Investment

- **Security Entrance Phone**
- **Hallway**
- **Lounge**
- **Seperate Kitchen**
- **Double Bedroom**
- **Single Bedroom/Study**
- **Bathroom**
- **Communal Rear Garden**

Offers Aroun £135,000





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Jewel & Esk College and Queen Margaret University campus.

DESCRIPTION

Annan Property is delighted to bring to the market this Bright Upper Villa, which is available in move-in condition. Based in a block of only 2 properties; Secure Entrance Stairs will lead you up to this Villa which comprises; Hallway granting access to all rooms, where you will find the secure entry phone and also access to the Attic space. The front facing Lounge with Bay windows and feature fireplace. Also featuring lighting via a chandelier and additional storage space via cupboard and Edinburgh Press.

Bright front facing Bedroom with bay window and shelving. Could also be used as a Study. Separate Kitchen with fold-away table providing dining space and fitted units (including electric hob/over & hood). Spot lighting. Double Bedroom with shelved Edinburgh Press and additional storage space.

Bathroom comes with white suite and shower (over the bath), heated towel rail and extractor fan. There is also a small, elevated, (single pane) window providing natural light. The property also comes with access to a Communal Garden to the rear, found within the centre of the surrounding blocks.

Gas Central Heating. Secondary Glazing and Laminate flooring in the hallway, lounge & kitchen. Electric Fire in the lounge.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however please confirm this with the local authority.

VIEWING

To ascertain current viewing arrangements, please contact Annan Property on 0131 669 1100 or estate agent Scott Webster on 07920 004 270.

OFFERS

All offers should be submitted to Annan Property, 229 Portobello High Street, Edinburgh EH15 2AN. Tel- 0131 669 1100 or Fax- 0131 669 1155.

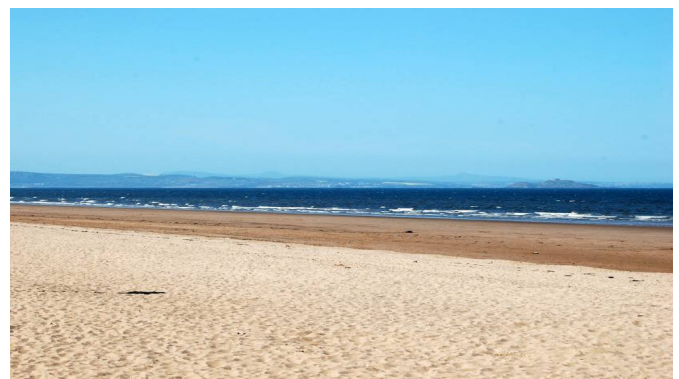
INTEREST

It is important that your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.



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