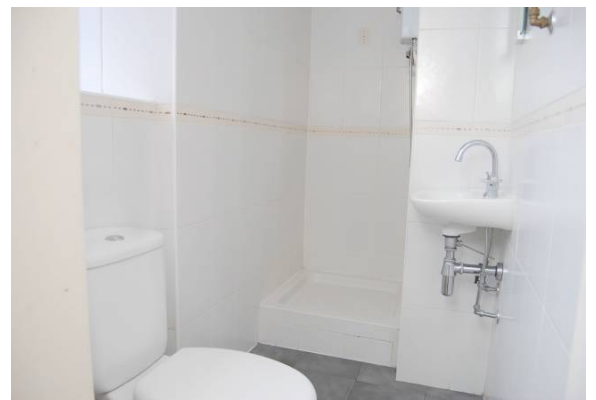




5/1 Brighton Place

Portobello, Edinburgh EH15 1LH

- ENTRANCE HALL
- LIVING ROOM WITH BAY
- DINING KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- WELL MAINTAINED STAIR
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (SINGLE)
- BOX BEDROOM (DOUBLE)
- ENSUITE SHOWER ROOM
- DOUBLE GLAZING
- GREAT LOCAL AMENITIES





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 such as a Sainsbury's Local, 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 Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

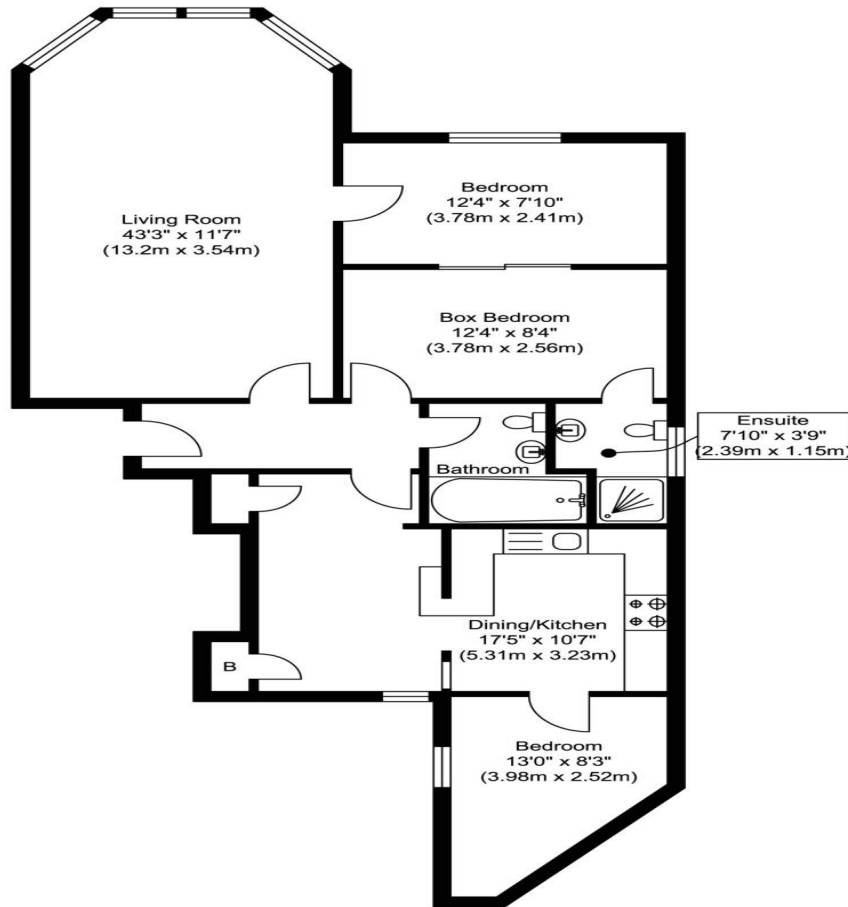
Leisure and recreational facilities are provided for on the promenade by the Swim Centre,

Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, Duddingston Golf Club, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

5/1 Brighton Place is entered through a well maintained stairwell with only three other properties set within. Comprises of entrance hall; spacious and bright living room with bay window with double bedroom off; dining kitchen with single bedroom off; boxed bedroom with ensuite shower room and bathroom with shower over bath. There is gas central heating; double glazing and neutral décor. The energy rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency; Conveyancing; Legal Services; and introduce Mortgage & Financial Advisors



Approximate Floor Area
906.32 sq. ft.
(84.20 sq.m)

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SOLICITORS AND ESTATE AGENTS
annanlegal.co.uk

229 Portobello High Street,
Edinburgh, EH15 2AN
Tel: 0131 669 1100
Fax: 0131 669 1155

Michael Annan 07773 777 771

ESPC
espc.com

admin@annanlegal.co.uk

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