



49 (2F3) Windsor Place EDINBURGH EH15 2AF, Edinburgh, EH15 2AF, Portobello, Edinburgh East

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Boyd Legal are delighted to present to the market this elegant, bright and exceptionally spacious second floor apartment located within a traditional tenement building situated in the highly sought after Portobello area. The property is offered to the market in excellent decorative order throughout, boasting ornate period cornice work with quality flooring throughout. The accommodation is in move in condition and briefly comprises; a large welcoming entrance hallway with three storage cupboards, an exquisite bay window lounge/dining room with stunning marble feature fireplace with hearth, beautiful cornice and centre ceiling rose. The contemporary dining kitchen is fitted with an array of solid wood base and wall mounted units with ample worktop surfaces with integrated oven, hob and hood with utility room off. There are two generous double bedrooms both offering a tranquil retreat and a box room which is currently being used and a guestroom/study. The family sized bathroom is fitted with a white modern three piece suite with shower over the bath with glass screen. The property benefits from gas central heating, partially doubled glazed with sash and case windows in the bathroom and utility room, good storage facilities and a beautifully maintained communal garden located to the rear of the building. There is unrestricted street parking available to the front of the property. This fabulous property will appeal to a variety of buyers and viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location
The popular seaside district of Portobello nestles between Joppa and Craightonny, lies approx. 4 miles to the east of the City Centre. Excellent local amenities and a wide selection of shops on Portobello High Street cater for everyday needs, with Fort Kinnaird and Ocean Terminal a short drive. Leisure and recreational facilities nearby include Portobello Beach, Abercorn Park, Portobello Swim centre & Turkish baths, Gymnastics & Soft Play Centre and 5-a-side pitches. There is also a 9-hole golf course, Bannatynes and outdoor bowling club within short distance. Local schooling is well-represented from nursery to senior level. Regular bus services operate to and from the city centre and to surrounding areas, whilst the Edinburgh City Bypass is within easy reach by car, giving further access to the major motorway networks, Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/ Queensferry Crossing heading North. Brunstane railway station is also nearby connecting to the city centre and beyond.

BASE INFORMATION:

Rooms	: 1
Bed	: 2