

**27/9 Marlborough Street
Edinburgh EH15 2BD**

Offers Over £315,000

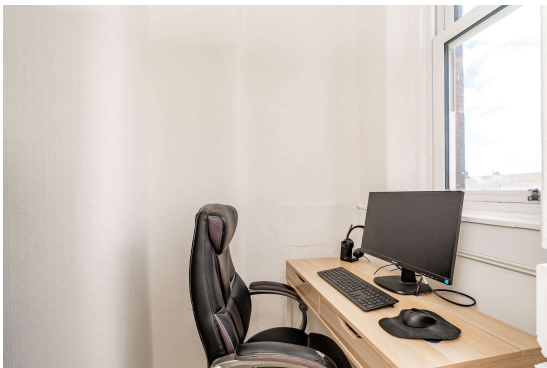
- Immaculate two bedroomed plus box room tenement
- Bay window lounge with period features
- Two well proportioned double bedrooms
- Versatile box room
- Kitchen
- Luxurious shower room with WC
- Gas central heating and double glazing
- Communal garden and on street parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £20

Shared Ownership: N



Two bed plus box traditional tenement

Blair Cadell are delighted to present this immaculate and thoughtfully recently re-designed two-bedroomed tenement flat, ideally located in the highly sought-after Portobello area, just a short stroll from the beach and vibrant promenade with its cafés, shops, and seaside charm. Finished to an exceptional standard with meticulous attention to detail, this stunning home is presented in turnkey condition. Early viewing is highly recommended.

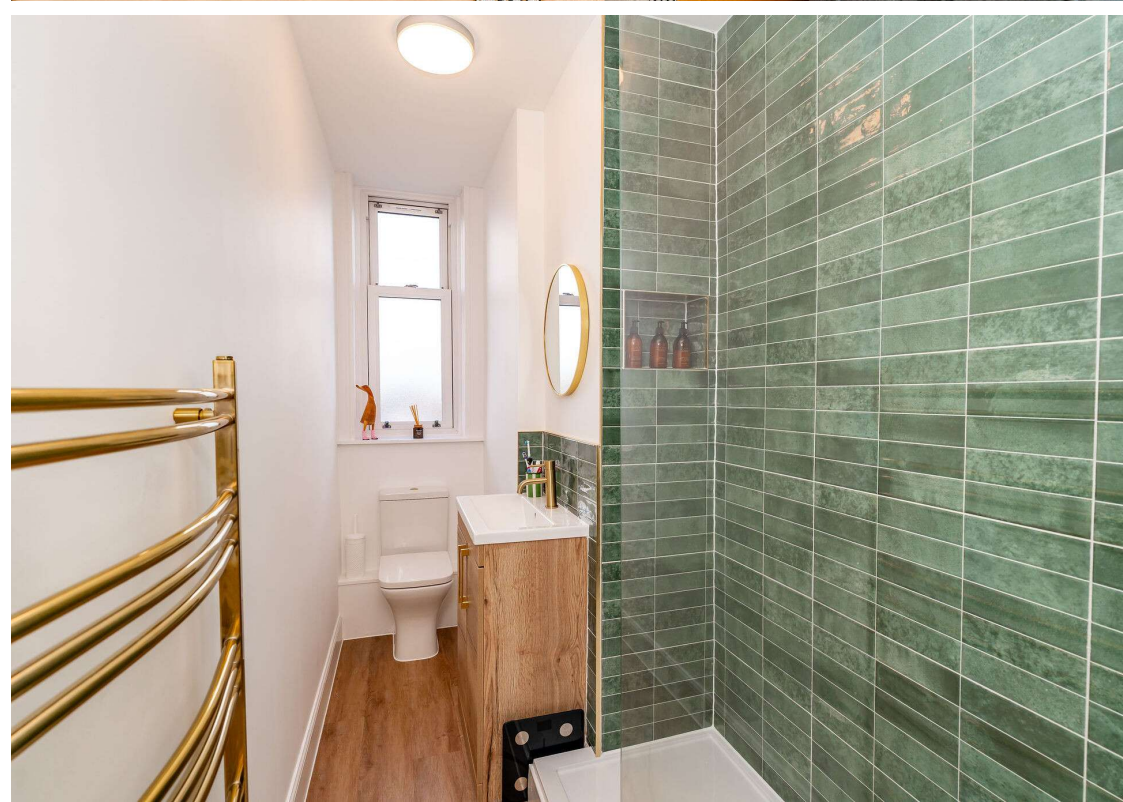
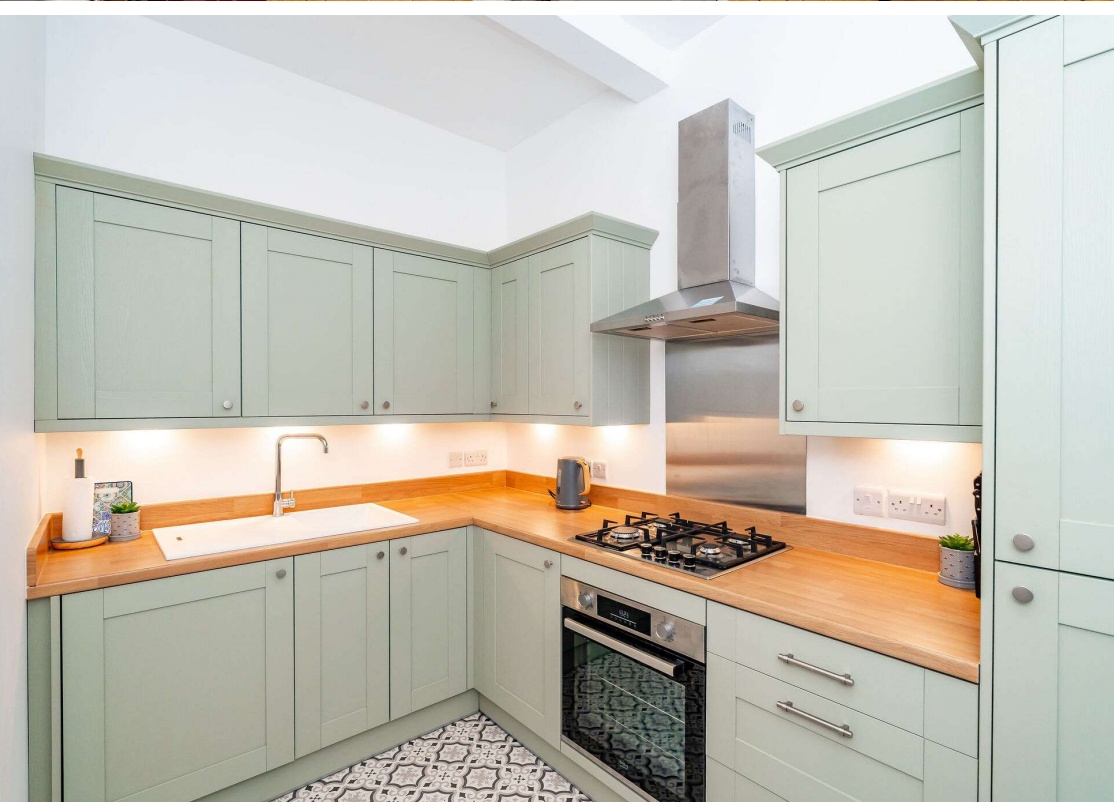
The accommodation comprises a bright and spacious entrance hallway leading to a stunning bay-windowed lounge, which enjoys beautiful views and retains charming period features including ornate cornicing and a decorative tiled fireplace. This elegant room provides the perfect setting for both relaxing and entertaining. The modern kitchen is fitted with a range of storage units, an electric oven with gas hob, while a skylight fills the room with natural light. There are two generous double bedrooms, both offering views towards Arthur's Seat. The master bedroom benefits from a useful storage cupboard and press, as well as an adjoining boxroom that provides flexible space for use as a home office, study, or additional storage. The luxurious shower room features a contemporary walk-in shower with rain water mains shower. Further benefits include double glazing, a newly installed gas central heating system, well-maintained communal garden, on-street street parking and communal on-street bike storage. Please note there is a cost of £5 per quarter towards intercom maintenance and communal lighting.

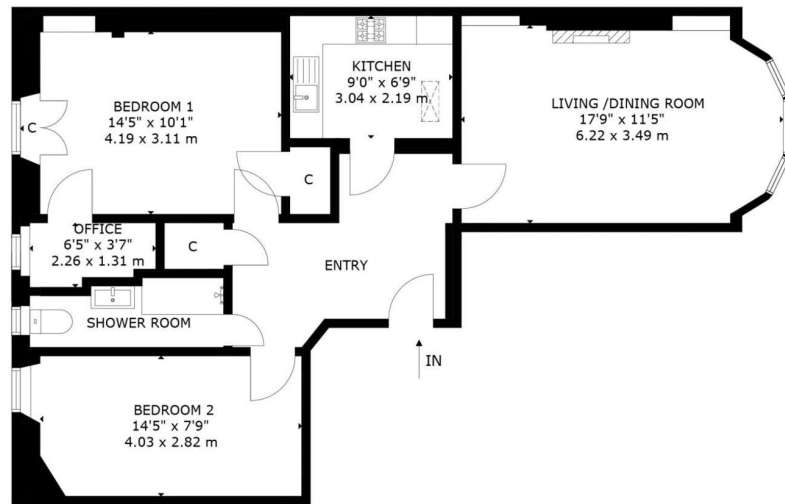
Portobello is one of Edinburgh's most desirable coastal suburbs, offering the perfect blend of seaside charm and city convenience. Renowned for its beautiful sandy beach and vibrant promenade, the area provides a relaxed, village-like atmosphere while being just 3 miles east of Edinburgh city centre.

Residents enjoy a fantastic range of independent cafés, restaurants, and artisan shops, alongside popular local landmarks such as the Victorian swimming baths and the stylish Beach House café. Nearby green spaces, including Figgate Park and the expansive Portobello Park, provide excellent opportunities for outdoor recreation, walking, and family activities.

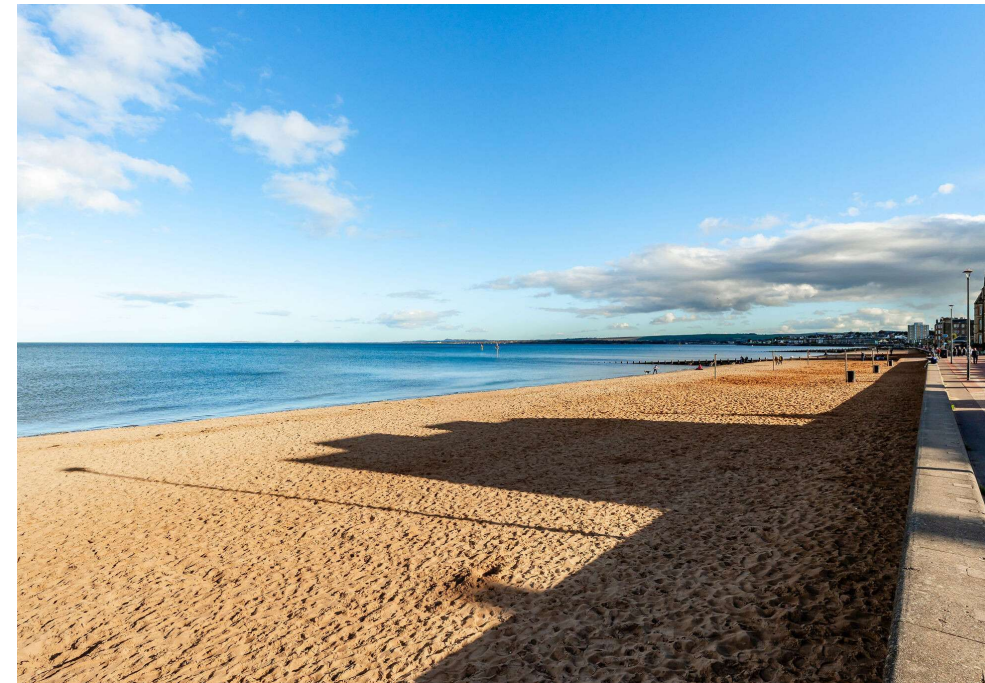
With excellent transport links, frequent bus services, and easy access to the city bypass, Portobello is ideal for commuters. The area is also well served by highly regarded schools, parks, and leisure facilities, making it a sought-after location for families, professionals, and those seeking a coastal lifestyle within easy reach of Edinburgh's many attractions.







27/9 MARLBOROUGH STREET EH15 2BD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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