BlairCadell
solicitors + estate agents

40/8 Kings Road
Edinburgh EH15 1DY

Offers Over £160,000

- Generous living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and large utility cupboard
- Bedroom featuring en-suite bathroom fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Communal garden to rear
- Free on-street parking

Council Tax Band: B
Tenure: Freehold

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Flat

Blair Cadell are delighted to bring to market this superb one-bedroom tenement flat, situated in the highly sought-after area of Portobello. Presented in true turn-key condition and in easy walking distance of the promenade, this charming property is ideally suited to first-time buyers and early viewing is highly recommended to avoid disappointment.

The accommodation comprises a generously proportioned open-plan living, kitchen and dining area, featuring an attractive decorative fireplace that creates a warm and inviting space for relaxing or entertaining family and friends. The modern kitchen is fitted with a range of wall and base units, an induction hob and electric oven, and further benefits from a large utility cupboard providing excellent additional storage with white goods included.
The spacious double bedroom benefits from an en-suite shower room, fitted with a two-piece suite and a mains-fed walk-in shower. Further accommodation includes a useful storage cupboard located within the hallway.
Additional features of the property include gas central heating, double-glazed sash and case windows throughout, and access to a communal rear garden. There is also ample unrestricted on-street parking available nearby.

Portobello is located to the east of the city centre which can be easily accessed via a range of frequent public transport service that runs close by. There is also a train station in nearby Brunstane offering travel to locations further afield. The bypass is a short drive away and leads to the south via the A1/A68 making it perfectly placed for those with a commute. Shopping facilities in the area include a wide variety of specialist shops in the High Street which is just a short walk from the property plus an ASDA superstore and Fort Kinnaird Retail Park. Locally there are a good range of nursery, primary and secondary schools plus Queen Margaret University and the Jewel & Esk College are close by. Leisure facilities include Portobello Swim Centre, lovely walks along the promenade and Rosefield Park, golf courses plus fantastic array of popular bars, cafes and restaurants which can be found at Fort Kinnaird.

Viewing by appointment on 0131 337 1800

Kings Road,
Edinburgh,
Midlothian, EH15 1DY

SquareFoot

Approx. Gross Internal Area
406 Sq Ft - 37.72 Sq M
For identification only. Not to scale.
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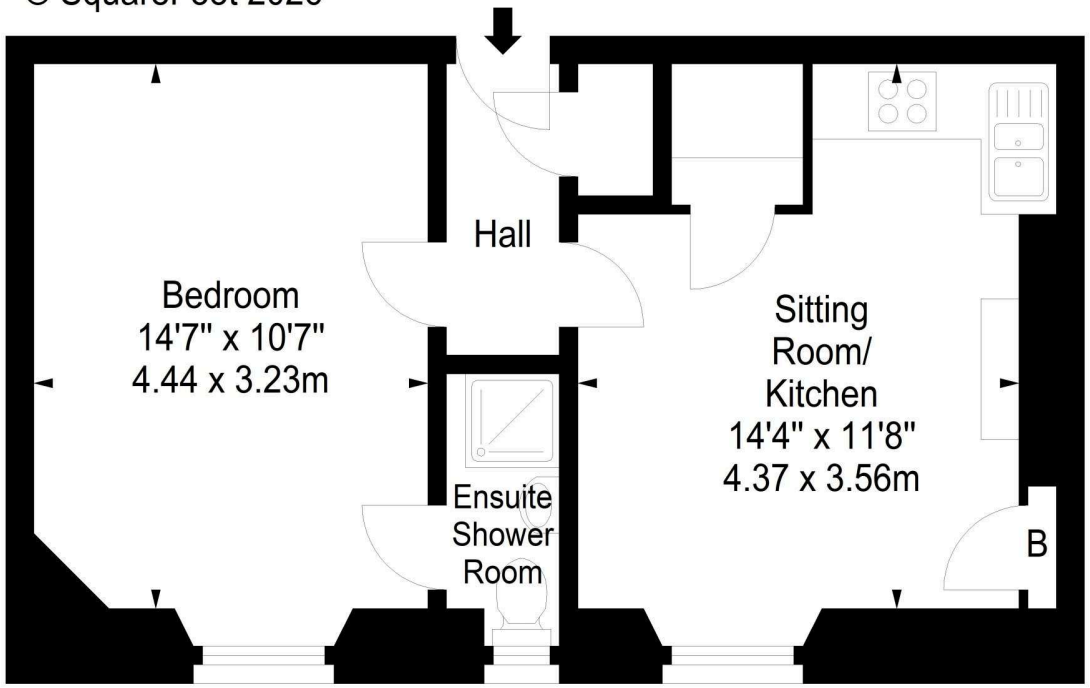

Second Floor

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