



12/2 Figgate Street
PORTOBELLO | EDINBURGH | EH15 1HL

warners
solicitors & estate agents



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Located in the picturesque seaside town of Portobello, this ground-floor two bedroom flat exudes charm and character. You'll enter through a welcoming hall that leads to a spacious living room with fireplace and gas fire and has windows that flood the room with natural light. The kitchen currently comprises gas hob and oven, washing machine, fridge/freezer and homes the boiler. There are two well proportioned bedrooms both with built in storage. Completing the accommodation is the shower room with shower and wc. The property also benefits from a shared courtyard and ample storage. This lovely home is sure to appeal to a wide variety of buyers, being suitable for first time buyers and young families, as well as for retirement purchasers and investors alike.

- Welcoming hall
- Spacious and bright living room
- Fitted Kitchen
- Two bedrooms with built in storage
- Shower room
- Gas central heating
- Double glazing
- On street parking
- Communal courtyard

Included in the sale will be the curtains, fridge, washing machine and cooker - please note that the appliances are not warranted. The blue sofa can also be included if desired.

EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnerslpl.com or call us on 0131 667 0232.



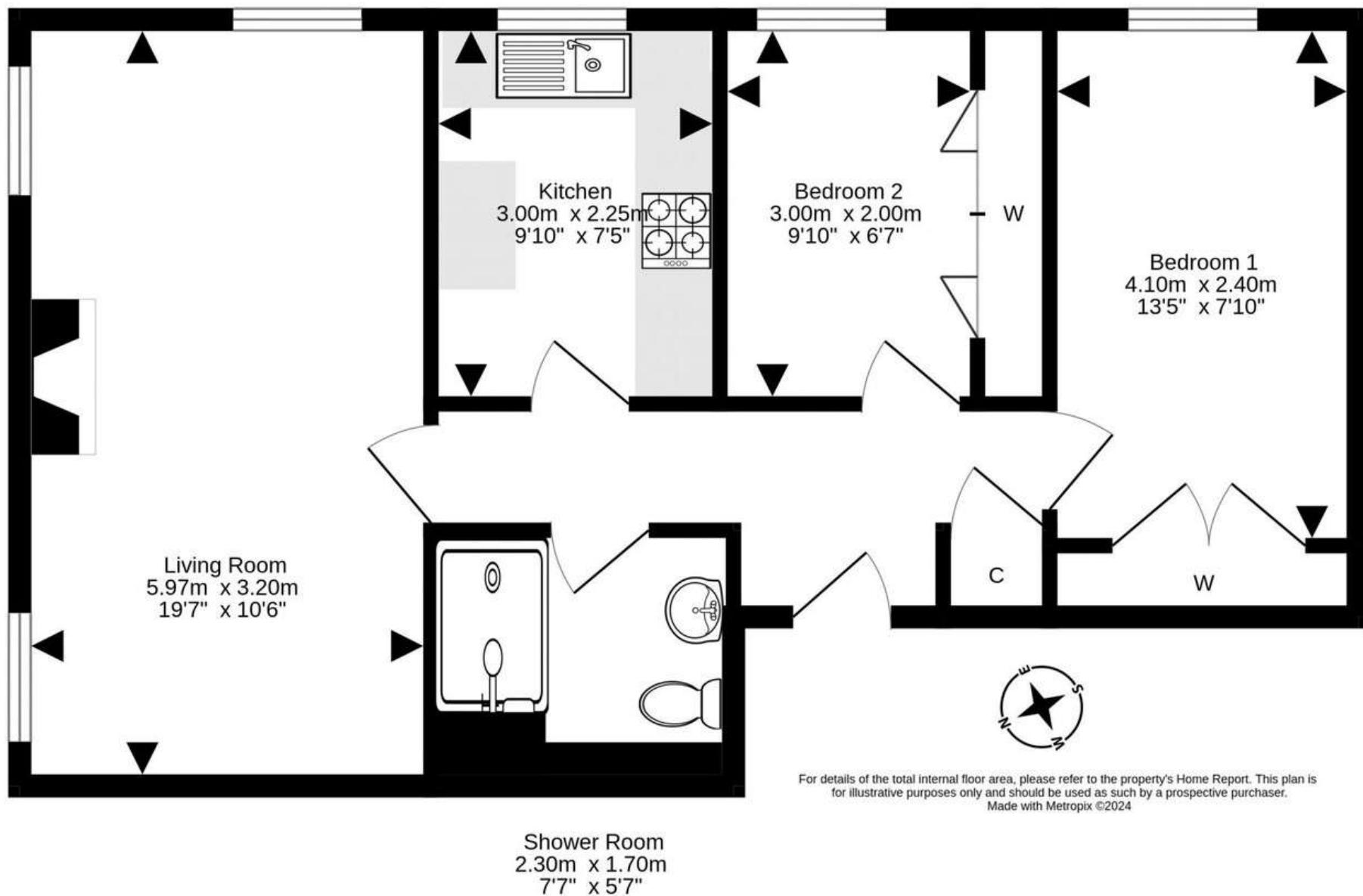


The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away.

In addition, good schooling is well represented from nursery to senior level.

Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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