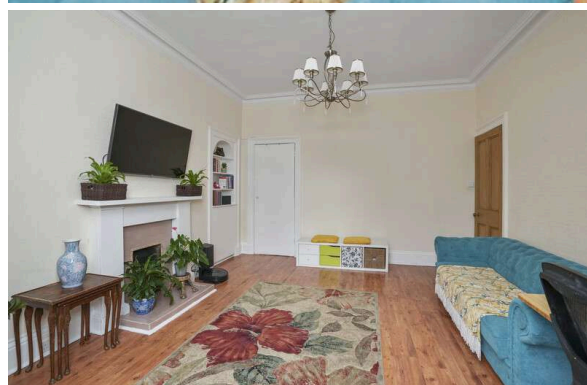




8/4 Mentone Avenue
PORTOBELLO | EDINBURGH | EH15 1HZ


warners
solicitors & estate agents



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Set in the heart of Portobello, moments from the beach, excellent amenities and quick transport links is this spacious first floor Victorian apartment. Boasting sea views, a well-kept communal garden, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright South facing lounge with large box room off, a contemporary kitchen with attractive units and generous dining space, two spacious double bedrooms (one with full length fitted wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

- Heart of Portobello location
- Moments from the beach
- Sea views
- Welcoming hallway
- Bright South facing Lounge
- Contemporary dining kitchen
- Two double bedrooms
- Stylish bathroom
- Well-kept communal garden
- GCH & DG

Hob, Oven, Microwave, Fridge, Washing Machine, Dishwasher, Smart Light Switches, Curtains in all rooms (except kids bedroom) all included. EPC Rating C.

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



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the city centre, 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 cafes, and a multiplex cinema, is just a short drive away. 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

