



1/3 Ramsay Place
PORTOBELLO | EDINBURGH | EH15 1JA


warners
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Set on a quiet street in the heart of Portobello, moments from the beach and excellent bars and restaurants is this spacious first floor apartment. Boasting gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright open plan lounge/kitchen with attractive kitchen units, a spacious double bedroom, useful W/C compartment and the flat is completed by a stylish shower room.

- Traditional first floor apartment
- Welcoming hallway
- Bright open plan lounge/kitchen
- Spacious bedroom
- W/C and a stylish shower room
- GCH & DG
- Well-kept communal garden

Included in this sale are all curtains, kitchen appliances, sofa, coffee table, side tables, Ikea Kallax unit. Drop leaf table and 2 chairs can be included with separate negotiation.

EPC rating D

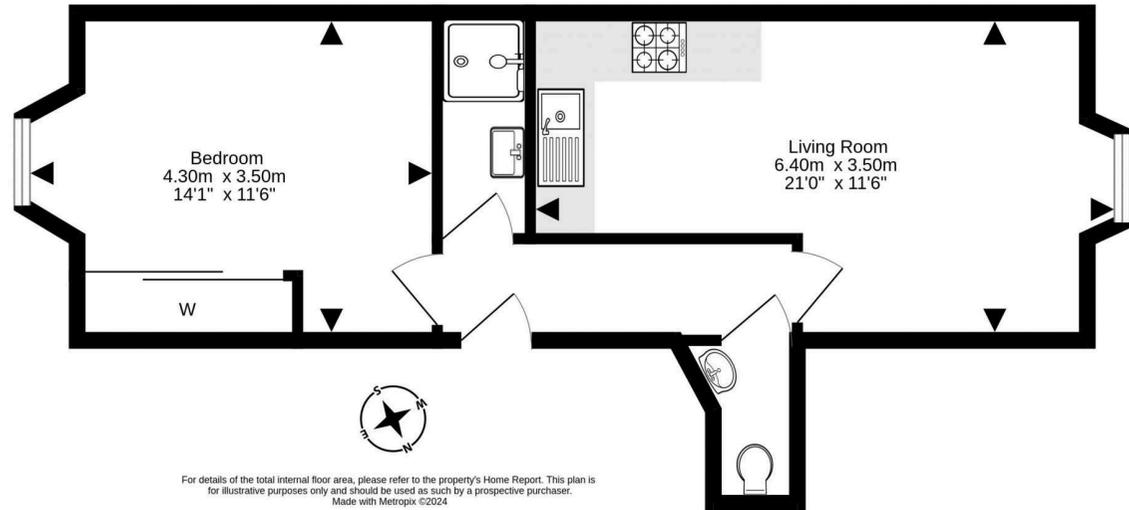


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, including a Sainsburys local, Bank of Scotland and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-a-side football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.





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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