



221/12 Portobello High Street
PORTOBELLO | EDINBURGH | EH15 2AN


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A seldom available opportunity has arisen to acquire this two-bedroom apartment in the Windsor retirement development in the highly sought-after area of Portobello.

Located just a short walk from the famous Portobello beach and Promenade, and offering easy access to outstanding public transport links, this fantastic second-floor flat will offer immense appeal to those seeking the ideal retirement home and location. In need of a little modernisation, the property offers immense character with original stain-glassed windows in the lounge and both bedrooms framing the room well.

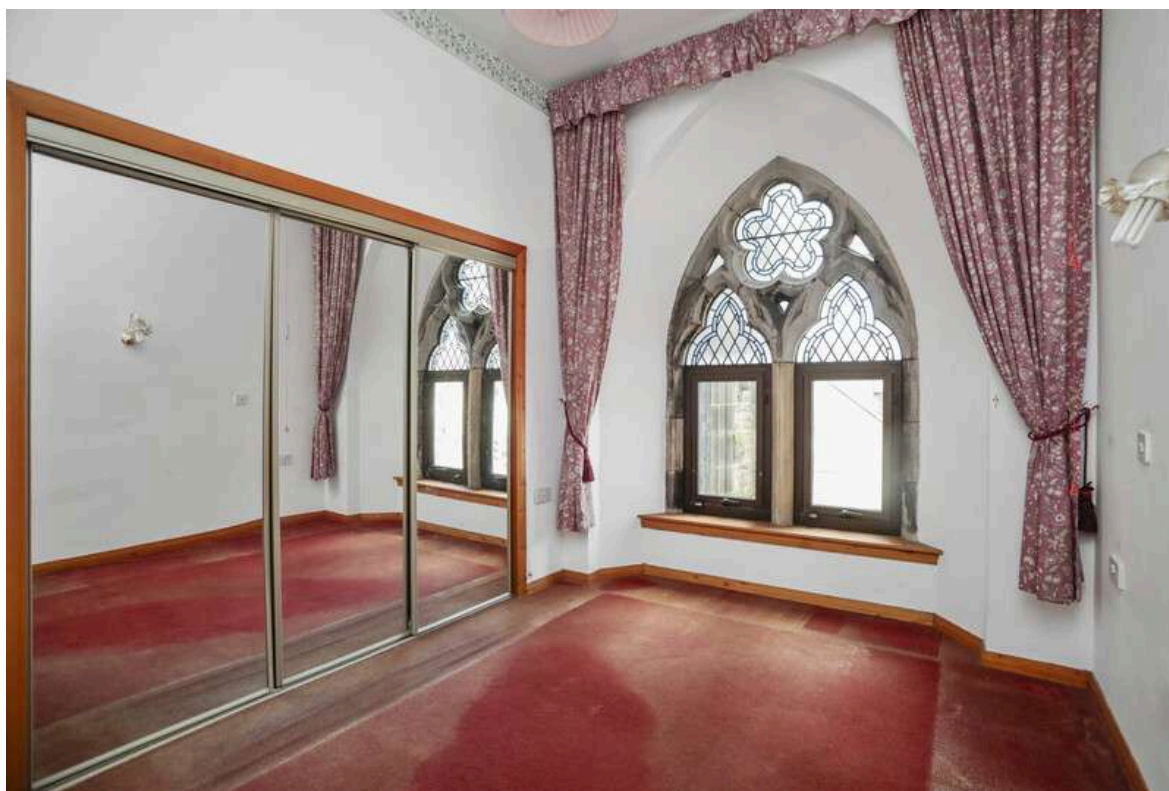
The spacious living/dining room is a good size for entertaining. The separate kitchen lies just off this and has a good amount of cupboard storage. Both bedrooms are also of a comfortable size with the main bedroom benefitting from built-in mirrored wardrobes, and a shower room with WC completes the accommodation internally.

Residents must be at least 60 years old individually, or 55 and 60 as a couple. There is an annual maintenance charge, which includes Building Insurance. Maintenance of the whole property is managed by factors and there is a part-time house manager.

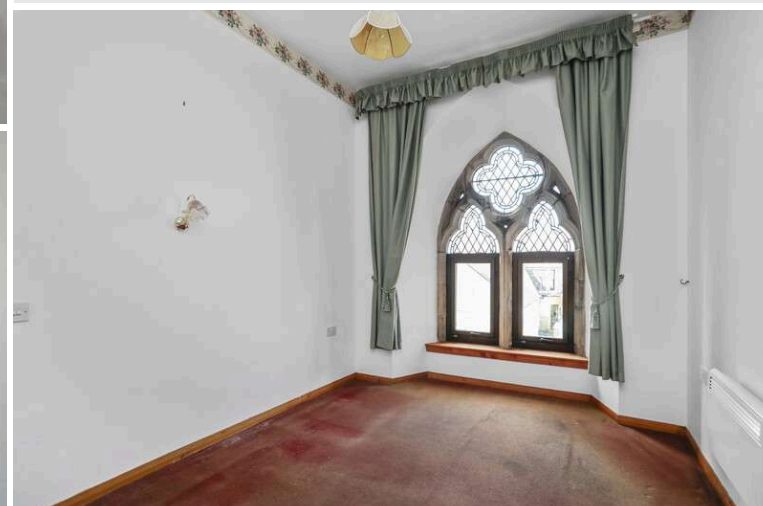
- Rarely-available, two bedroom retirement property
- Short walk from the famous Portobello beach and Promenade
- Steeped in character with the church's original stain-glassed windows
- Spacious living/dining room
- Two well-proportioned double bedrooms
- Outstanding public transport links
- Residents car park

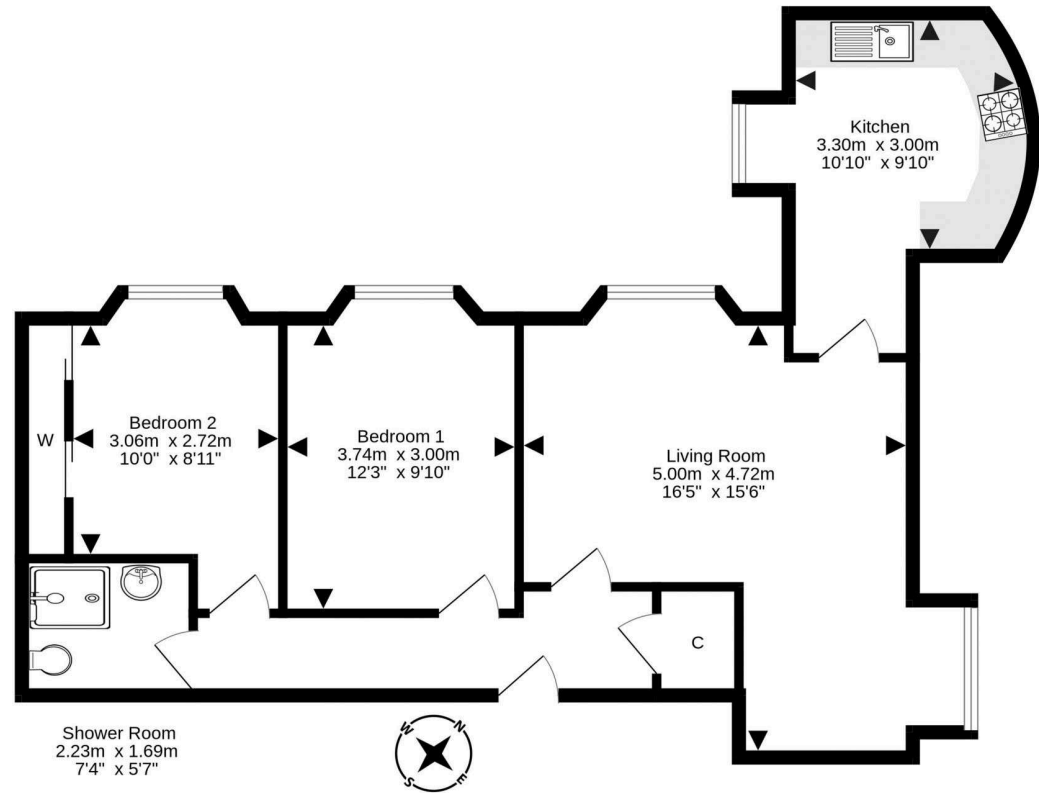
All curtains, blinds, fridge, freezer and washing machine all included, EPC Rating D.

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-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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