



**18/1 Windsor Place**  
Edinburgh, EH15 2AA

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# "Windsor Place is an immaculately presented ground floor flat with private residents parking"

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and five a side football pitches.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



### DESCRIPTION

Windsor Place is an immaculately presented ground floor flat with private residents parking, situated within a central Portobello locale. Presented to the market in move-in condition, early viewing is highly recommended. The accommodation comprises: welcoming hallway with large storage cupboard off; bright and spacious living room; kitchen with ample floor and wall mounted storage units; rear facing double bedroom 1 with built in wardrobe space; rear facing bedroom 2 and a fully tiled family bathroom with electric shower over bath. Further benefits include electric heating, double glazing and private parking.

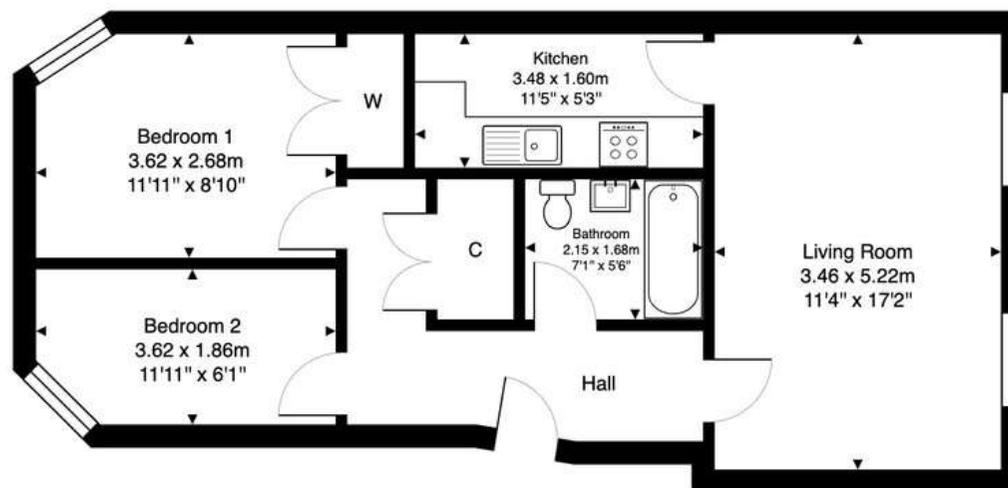
### EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 56.3 m<sup>2</sup> ... 606 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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