



**lindsays**

**14/5 Hillcoat Place**  
Portobello, EH15 1TW

*"With lovely views towards both The Firth of Forth and Arthur's Seat, 14/5 Hillcoat Place is a delightful, bright one bedroom top floor apartment"*

- Popular residential area
- Immediately next to Portobello Beach
- Bright and well-presented accommodation
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Good storage
- Electric heating

EPC Rating E

**OFFERS OVER £150,000**



## Description

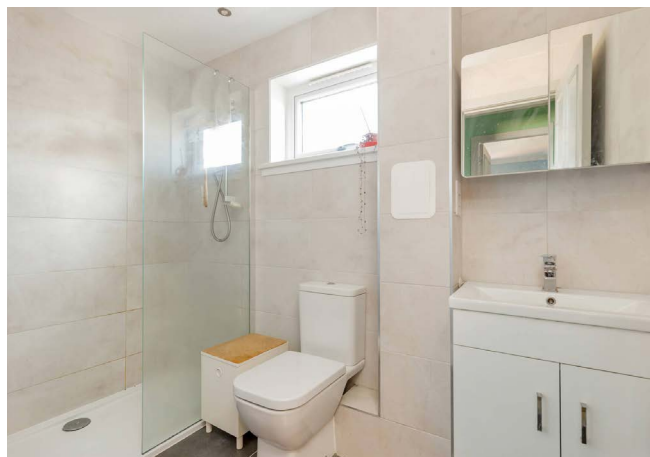
With lovely views towards both The Firth of Forth and Arthur's Seat, 14/5 Hillcoat Place is a delightful, bright one bedroom top floor apartment. The property has been upgraded in recent times, with works including a new shower room, windows, kitchen units, flooring and redecoration throughout. The accommodation, in brief, comprises – entrance hallway, sitting room, kitchen, double bedroom with built-in storage, and shower room. The property benefits from private residents' parking and electric heating.

## Area

Portobello has a lively High St with independent shops and cafes as well as three supermarkets. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. 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 nursery, primary, and secondary schools. Towerbank Primary school being the catchment school. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel, Joppa tennis courts and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

## Viewing

Sunday 2-4pm or by appointment contact Lindsay's on 0131 229 4040



Hillcoat Place, EH15 1TW



SquareFoot

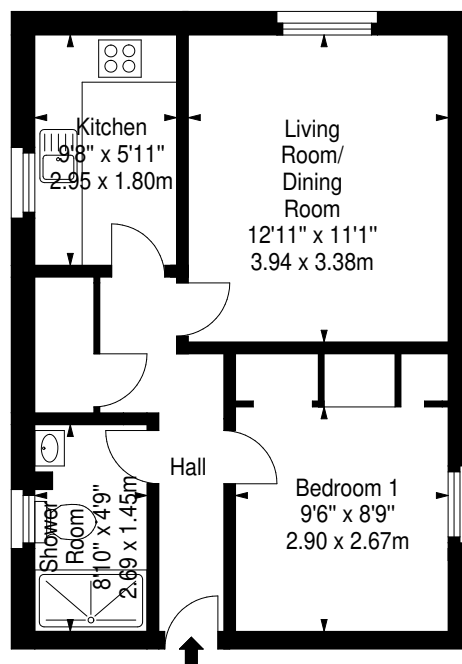


Approx. Gross Internal Area

442 Sq Ft - 41.06 Sq M

For identification only. Not to scale.

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Third Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.