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**55/8 BATH STREET
PORTOBELLO
EDINBURGH**

This fabulous beach front second floor apartment forms part of a quality modern development and possesses stunning views over the Firth of Forth.

Security entrance with passenger lift, 30 foot reception hallway, large bay windowed living space, breakfasting kitchen, two double bedrooms, bathroom. Gas central heating, double glazing and private garage.

Offers Over £195,000





GENERAL DESCRIPTION

This fabulous second floor beach front apartment forms part of a modern quality development and possesses stunning views over the Firth of Forth. Internally the property displays a high standard of finish throughout and has a layout comprising: a large 30 foot reception hallway which provides access to all rooms and has three storage cupboards off. The public room is a fabulous living space with deep corner bay window that not only offers stunning views, but provides an actual on beach feel. The kitchen is of breakfasting size with a fitted table, has window to the side and included in the sale price will be a number of integrated appliances. Both bedrooms are of double size set to the side of the property and feature built-in wardrobes. Finally the bathroom displays a four piece suite and has window onto Bath Street. The private garage is set beneath the property and accessed from Bath Street. Only upon internal inspection can one fully appreciate this property's all-round appeal and fabulous outlook.

SITUATION

The property is located in the popular area of Portobello which is a conservation area (a former Regency spa) and comprises a mix of Georgian and Victorian properties, an attractive beach, a wide range of shops and banks, primary and secondary schools, state and private nurseries, a library and parks. Edinburgh city centre is just over three miles away, from which there is a frequent bus service. The city bypass is nearby for easy access to Edinburgh Airport, the Forth Road Bridge and central Scotland motorway network (M9, M8, M90).





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE

Accessed from the rear courtyard and gained via shared entrance hall, having stairs and passenger lift to all floors.

RECEPTION HALL

This 30 foot hallway provides access to all rooms within the property and has three storage cupboards off. Displays quality wood finishes and is floored with laminate.

LOUNGE

22'3" X 16'0" (6.79 X 4.88M) (EXCLUDING BAY WINDOW)

Without doubt one of the most appealing features of the apartment is this fabulous living space which enjoys open panoramic views over Portobello's golden sands, the Firth of Forth and the hills of Fife beyond. The room enjoys an abundance of natural daylight via two separate windows and large five-part corner bay window which provides an incredible on beach feel.

BREAKFASTING KITCHEN 12'0" X 8'2" (3.66 X 2.50M)

This stylish and contemporary design is continued through to a separate breakfasting kitchen which incorporates quality integral appliances, all of which will be included in the sale price. These include the stainless steel five-burner gas hob with matching canopy, electric fan-assisted oven and built-in microwave. Other extras include the fridge freezer, dishwasher and washer dryer. The room is finished with a laminate floor, has window to the side and fitted table.

BEDROOM 1

12'3" X 10'7" (3.74 X 3.24M)

This double bedroom has two large windows opening onto a Parisian balcony and features a built-in wardrobe.

BEDROOM 2

12'3" X 9'6" (3.74 X 2.90M)

This double bedroom has single window and features a built-in wardrobe.

BATHROOM

9'0" X 7'0" (2.75 X 2.15M)

This fully tiled room features a four piece suite comprising wc, pedestal wash hand basin, bath and separate enclosed shower tray with mains shower over.





HEATING

The property has a system of gas central heating operating off a Combi boiler.

DOUBLE GLAZING

All windows in the property are double glazed.

GARAGE

The property has the added advantage of a garage situated off Bath Street.

NOTES OF SALE

The furniture is available by separate negotiation.

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 315 2638

PRICE

Offers Over £195,000

sold on style™

If you are, call us to find out more about our bespoke service.

