



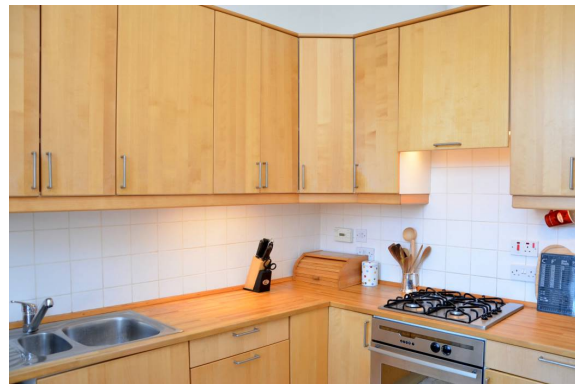
42A Brighton Place

Portobello, Edinburgh EH15 1LT

- **STAIR CASE TO 1ST FLOOR**
- **ENTRANCE HALL**
- **LIVING ROOM**
- **DINING KITCHEN**
- **GAS CENTRAL HEATING**
- **ALLOCATED PARKING SPACE**
- **BEDROOM 1 (DOUBLE)**
- **BEDROOM 2 (DOUBLE)**
- **FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **SASH & CASE WINDOWS**
- **CLOSE TO THE BEACH**



"42A Brighton Place is a rarely available, bright and highly desirable upper flat with open views to the front"



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, shops such as a Sainsbury's Local, banks and eateries. 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. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, Duddingston Golf Club, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.





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DESCRIPTION

42A Brighton Place is a rarely available, bright and highly desirable upper flat. The accommodation comprises: shared vestibule; carpeted stairs to entrance hallway with storage off; magnificent living/dining room with living flame gas fireplace, ornate cornicing and lovely open views overlooking Brighton Park; breakfasting kitchen; double bedroom 1 with versatile fitted wardrobes with hanging space, shelves and drawers; double bedroom 2 and bathroom with white 3 piece suite and shower over bath.

There is gas central heating; sash and case windows; solely one parking

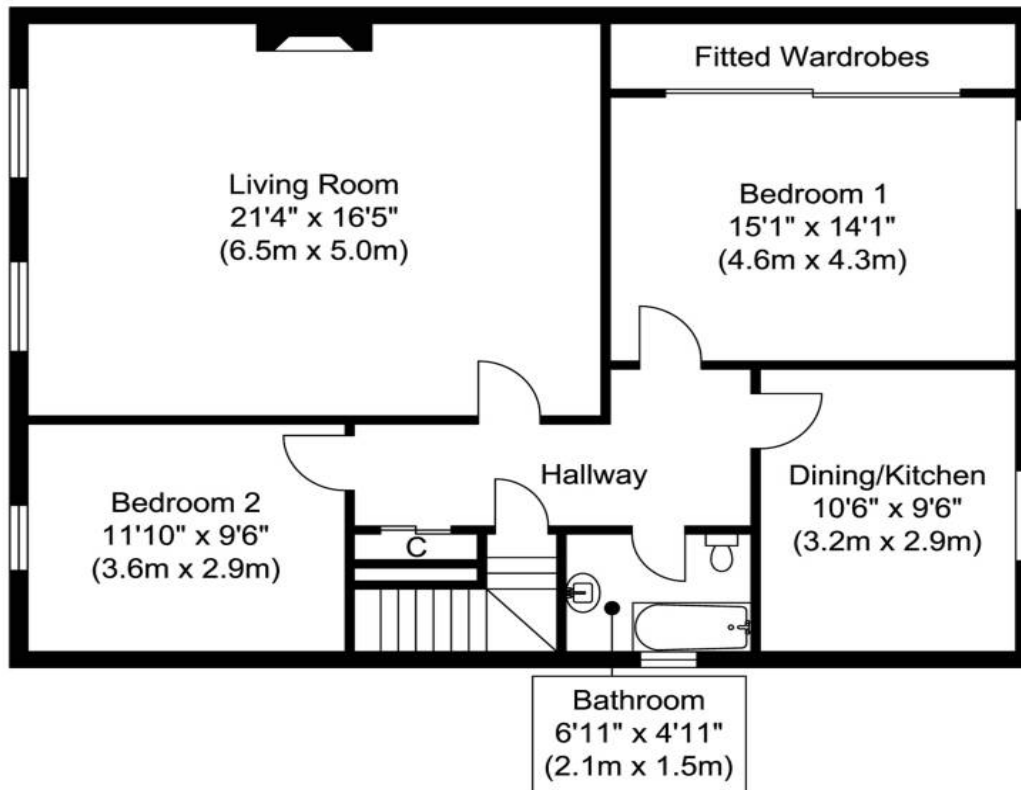
space for the upper flat; side access to a split enclosed rear garden with lawn; patio area and a garden shed; unrestricted street parking; Brighton and Rosefield Park's within a minutes' walk with Figgate Park and Portobello Promenade/Beach a further few minutes' walk and there are great amenities on the High Street. Energy efficiency rating is band F.

COUNCIL TAX

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



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



Approximate Floor Area
964.44 sq. ft.
(89.60 sq.m)



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