

**Thorntons**  
The right way to move



20/2 Fishwives Causeway, Portobello, Edinburgh, EH15 1DH

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**Immaculately-presented in a true move-in condition, this two-bedroom first-floor apartment forms part of an exclusive contemporary development (with landscaped grounds and private residents' parking) in desirable Portobello.**

Enjoying the best of both worlds, the apartment lies enviably close to excellent shops, schools, transport links, and the picturesque seafront: a location that will no doubt appeal to first-time buyers, professionals, young families, downsizers and rental investors alike.

The flat is accessed via a secure entry system and a shared stairwell (shared with just three other apartments) to the first floor, where the front door opens into a hallway. Here, crisp-white décor and richly-toned flooring create a welcoming first impression and give the first taste of the immaculate accommodation to follow. On your left, you step into the very heart of the home: the open-plan kitchen, living and dining room. Offering the perfect space for cooking, dining and relaxing with family and friends, this generous, airy room continues the pristine finish of the hall with the same décor and flooring, enhanced by a stylish block colour accent wall in the kitchen. Ideal for home cooks and foodies, the kitchen is equipped with a wide selection of gloss-white wall and base units accompanied by wood-styled worktops and a full range of neatly-integrated Electrolux appliances: namely an electric fan oven, a gas hob paired with a splashback panel, an extractor hood, a fridge/freezer, a washing machine, and a dishwasher. Plenty of space is provided for a large dining table and chairs, whilst the living area promises flexibility for various lounge furniture layouts.

Across the hall, two double bedrooms await. The sunny master bedroom enjoys crisp-white walls enhanced by an on-trend navy feature wall and a plush fitted carpet, incorporates a large, mirrored built-in wardrobe and has the luxury of an en-suite shower room replete with a double shower enclosure, a basin, a toilet, and a towel warmer. The second bedroom also boasts a sunny aspect. A stylishly-tiled, airy bathroom completes the accommodation on offer and comprises a bathtub, a pedestal basin, a toilet, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set in well-maintained, landscaped shared grounds and accommodates private residents' parking. EPC Rating: B.

Extras: All fitted floor coverings, window coverings and integrated appliances to be included in the sale.

Factor: The development is managed by Ross & Liddell for a fee of £55 per month (with a £300 float) which covers block buildings insurance, communal gardening and stairwell maintenance.



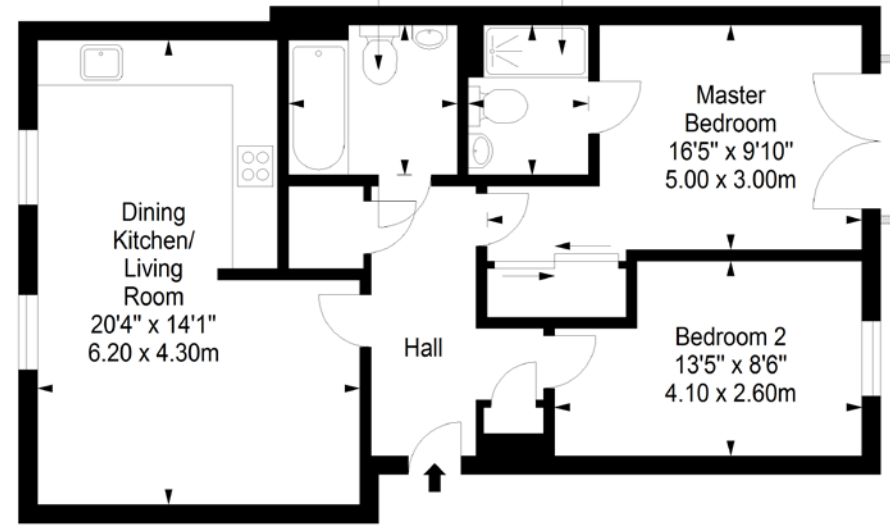
## First Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



Bathroom  
7'3" x 6'7"  
2.20 x 2.00m

En-suite  
6'7" x 5'3"  
2.00 x 1.60m



Total area: approx. 65.4 sq. metres (703.9 sq. feet)

## FEATURES

- Exclusive contemporary development
- Immaculate first-floor apartment
- Secure entry system
- Entrance hall with storage
- Open-plan kitchen/living/dining room
- Master bedroom with en-suite shower room
- One further double bedroom
- Stylish three-piece bathroom
- Well-maintained, landscaped shared grounds
- Private residents' parking
- GCH and DG

## PORTOBELLO

Portobello, Edinburgh's seaside town, is a fashionable suburb situated at the very eastern fringes of Edinburgh. Known for its long stretch of white sandy beaches and Victorian promenade, the area is also home to delightful greenspaces, including idyllic Figgate Park, which boasts its own loch. Portobello is renowned for its traditional shopping street, which is lined with a blend of independent shops and branded retailers, cafes, pubs and restaurants, boutiques, galleries and antique shops. These are supplemented with several supermarkets, both here and in neighbouring Musselburgh. Fort Kinnaird Retail Park is also nearby, and is home to more than 50 high-street stores and major outlets, family restaurants and a multi-screen cinema. There is also no shortage of leisure facilities within Portobello and neighbouring Joppa, including Victorian baths and a library. The property falls within the catchment area for excellent state schools from nursery to senior level, including state-of-the-art Portobello High School. The area enjoys excellent public transport links, including a network of buses travelling into Edinburgh city centre and across East Lothian, as well as regular rail services from nearby Brunstane to Waverley station in just ten minutes. Close proximity to the A1 and Edinburgh City Bypass also makes Portobello an attractive option for commuters.

CITY POINT HOUSE , 65 HAYMARKET TERRACE, EDINBURGH, EH12 5HB | 0131 297 5980 | WWW.THORNTONS-PROPERTY.CO.UK | EDINEA@THORNTONS-LAW.CO.UK

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

