



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



# **2 (Flat 2), Skylark Place**

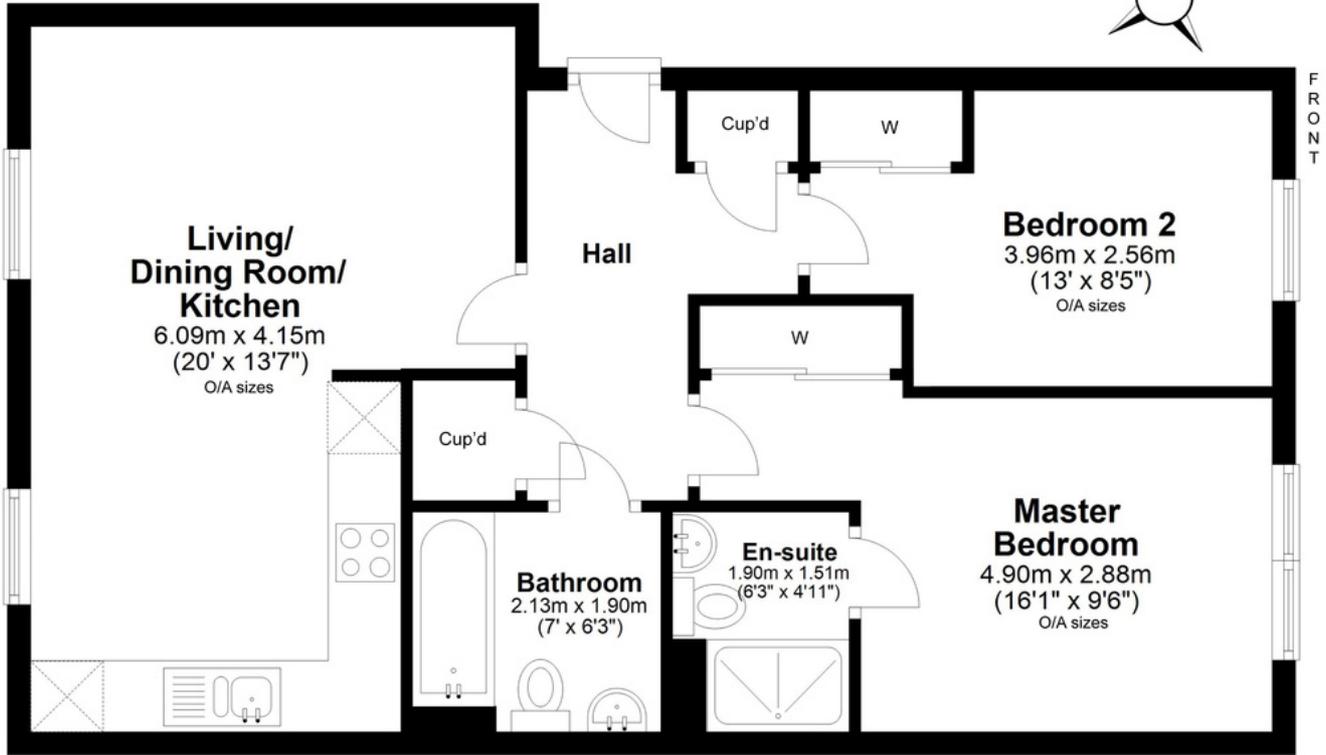
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**PORTOBELLO, EH15 1AA**

# FLOORPLAN

## Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567  
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# OPEN PLAN KITCHEN LIVING

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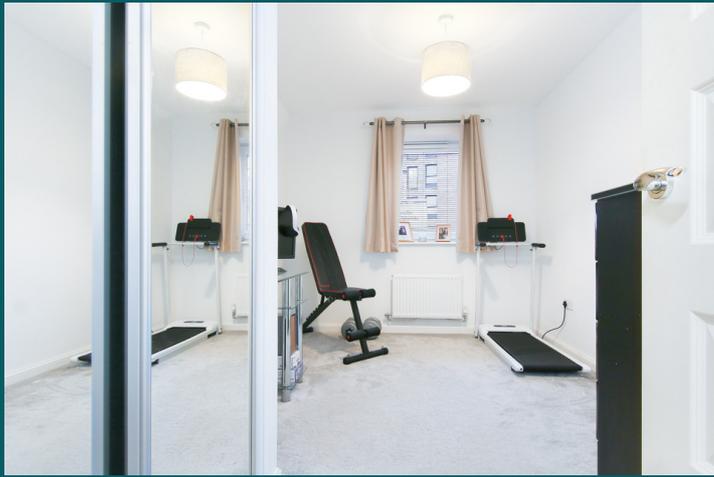


**F**orming part of a sought-after factored development in popular Portobello, this two bedroom ground floor flat offers an ideal home for first-time buyers, downsizers, as well as an appealing rental investment. The apartment has access to communal grounds, as well as ample residents' off-street parking. Boasting bright, stylish interiors the apartment opens into a large hall boasting a two useful store cupboards. This welcoming entrance is flawlessly presented with crisp white walls and pale wood effect flooring, and this finish is continued in the adjoining open-plan living area. This fabulous open-plan space is bathed in light from twin windows, which overlook the communal grounds and accommodates a versatile lounge area, leading into a stylish kitchen/dining area. Sleek white gloss cabinets house ample storage and integrated appliances. Enjoying great proportions and carpeted for maximum comfort, the apartment's two generous double bedrooms also boast built-in wardrobes. The master bedroom also enjoys an en-suite shower room, with double enclosure and chrome ladder radiator. Finally, a pristine bathroom comprises a three piece suite with shower fitted over the bath. Gas central heating and double glazing ensure comfort all year round.



# MASTER BEDROOM WITH EN-SUITE





# PORTOBELLO



Portobello is a historic seaside town, lying on the outskirts of Edinburgh and only a 15 minute journey into the city centre, making it a popular choice for city professionals and family's. The main attraction is it's beautiful sweeping crescent beach and promenade, a 'playground' for all and a popular destination on a sunny weekend. The High Street offers a wealth of amenities, including big high street names and small independent traders, along with a thriving cafe/bar culture. More extensive shopping can be found at nearby Fort Kinnaird which also has cinema and gym. As well as the beach, for leisure activities, there are the historic Turkish Baths (now Portobello Swim Centre) with swimming pool and gym, a five aside football facility and a couple of local golf courses. The area is serviced by a regular bus routes and there direct access to the A1 and the City Bypass.



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.