



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27/3 Mount Lodge Place

Portobello EH15 2AD

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Nestled in a peaceful enclave just off the vibrant Portobello High Street, this charming three-bedroom first floor flat offers a perfect blend of comfort and convenience. Adjacent to the pretty Windsor Place play park and with desirable private gardens, this home boasts generous proportions and an inviting ambiance that welcomes you from the moment you step inside. Enjoy the warmth of natural wood doors, skirtings and solid oak floors, throughout.

At the end of hallway the spacious west-facing sitting room is a cosy retreat, complete with an open fireplace that sets the perfect mood for relaxation. A delightful and generous kitchen/diner has a quaint cast-iron fireplace at its heart with the 'shaker' style kitchen featuring range cooker, Belfast sink and wood worktops, making it a delightful social space. This flat offers three comfortable double bedrooms, providing ample space for freestanding furniture. The charming three-piece bathroom features a Japanese-style bathtub with a shower fitted above, combining functionality with a touch of luxury. Additionally, there is a practical utility cupboard beside the bathroom for added convenience.

Property Summary

- On tranquil street, conveniently located just off Portobello High Street
- First floor flat
- West-facing sitting room with open fireplace
- Generous kitchen/diner
- Three double bedrooms
- Three-piece bathroom with 'japanese' style bathtub
- Gas central heating & double glazed windows
- Private garden plot, plus shared drying green with additional private garden plot
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £220,000







Spacious flat,
on tranquil
street, just off
Portobello
High Street





The property benefits from two private garden spaces; one large enclosed garden to the side and a small garden strip, within the shared drying green, with large blue shed. Shared drying green to rear.

Parking: Unrestricted on-street parking

Extras: all fitted floor covering, washing machine and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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First Floor

Approx. 76.1 sq. metres (819.1 sq. feet)



Flat private garden plot



Shared drying green & additional small flat garden plot with blue shed



Windsor Place play park beside flat

espc CHARTERED FIRM

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.



Portobello beach

Location

Portobello is an historic seaside town, lying on the outskirts of Edinburgh and only a 15 minute journey into the city centre, makes it a popular choice for city professionals and families. The main attraction is its' 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.