



**10A/18 Mentone Avenue**

Portobello, Edinburgh, EH15 1HZ

*We sell homes, not just houses*







Situated just a stone's throw from Portobello beach and promenade, and within the Portobello conservation area, this third/top-floor flat forms part of a Victorian building and is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike, with a double bedroom, an open-plan living area, a study/snug, and a bathroom. Externally, the flat enjoys access to a communal garden and unrestricted on-street parking. The property also boasts wonderful open views from both sides encompassing Arthur's Seat and the sea.

The flat's third/top-floor front door is approached by a shared entrance and stairwell, and a neutrally decorated, wood-floored hall (with a clothes pulley) invites you inside. Immediately on your right, you step into the open-plan kitchen, living, and dining room, continuing the attractive presentation of the hall with the same décor and flooring. The living area offers plenty of space for lounge and dining furniture and features a homely fireplace, whilst the adjoining kitchen is fitted with wall and base cabinets, workspace, and splashback tiling. An oven, hob, and extractor fan are integrated, whilst provision is made for freestanding and undercounter appliances.

## Features

- Third/top-floor flat in Portobello
- Part of a handsome Victorian building
- Far-reaching views
- Shared entrance and stairwell
- Welcoming hallway
- Open-plan kitchen, living, and dining room
- Double bedroom with built-in wardrobes
- Bright, modern bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D















Along the hall in the flat's sunny, southwest-facing double bedroom, floorspace for furniture is maximised by large floor-to-ceiling built-in wardrobes, and on-trend dusky pink décor is enhanced by handsome wood flooring and classic corning. A box room offers excellent flexibility for use, with potential to be utilised as a snug, study, hobby area, or as excellent storage. Finally, a bright, modern bathroom comprises a bath with an overhead shower, a pedestal basin, a WC, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a shared garden, whilst parking on Mentone Avenue is conveniently unrestricted.

Extras: All window coverings, light fittings, integrated kitchen appliances, fridge/freezer, dishwasher, and washing machine will be included in the sale.

## Portobello

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.







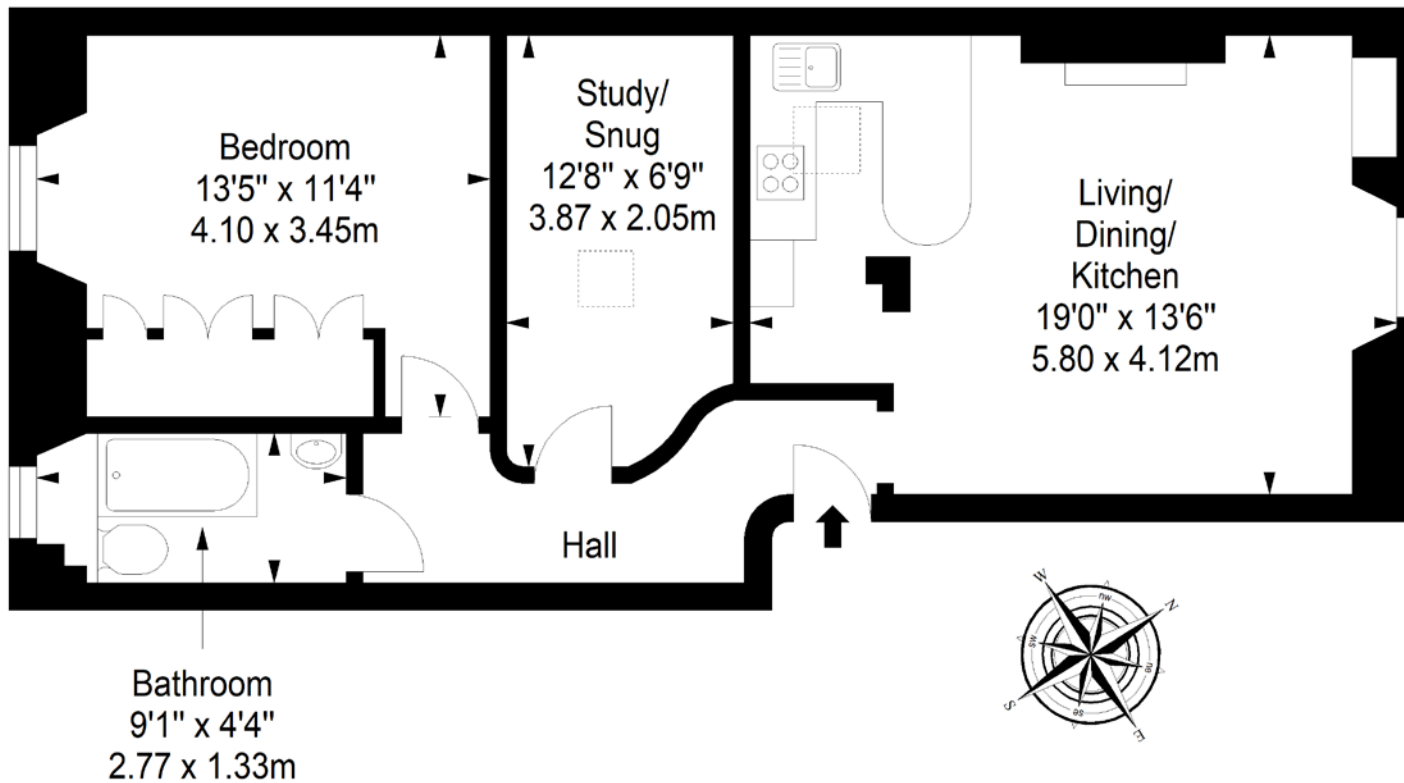
“Third/top-floor flat in Portobello, boasting wonderful open views from both sides encompassing Arthur’s Seat and the sea.”



# Floorplan

## Top Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 55.1 sq. metres (593.1 sq. feet)

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