

FOR SALE

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PORTOBELLO

10A (1F3) MENTONE AVENUE
(FLAT 7)

OFFERS AROUND £125,000



ATTRACTIVE AND SPACIOUS FIRST FLOOR FLAT
WELL PRESENTED AND IN GOOD ORDER THROUGHOUT

SITUATED IN THE HEART OF PORTOBELLO
CLOSE TO THE PROMENADE AND ENJOYING LOVELY SEA VIEWS

ACCOMMODATION COMPRISES:

SHARED HALLWAY: HALL: LOUNGE/MODERN FITTED KITCHEN/APPLIANCES
DOUBLE BEDROOM: LARGE BOX BEDROOM: BATHROOM
FITTED CARPETS: BLINDS: DOUBLE-GLAZING
SHARED BALCONY: UNRESTRICTED ON STREET PARKING

OWNER: FAULKNER

VIEWING: BY APPOINTMENT CONTACT THE OWNER ON 07809 893 119
ALTRNATIVELY CONTACT THE SELLING AGENT ON 0131 669 7218

GENERAL

Attractive and well presented first floor flat situated close to the Promenade and enjoying lovely sea views. Internally the property is in good order throughout and has the added attraction of double-glazing. Each room well-proportioned and the box bedroom can accommodate a double bed. The kitchen area is fully fitted modern units complete with gas hob, electric oven, extractor hood and integrated fridge. These items will be included in the sale price along with the gas fire in the lounge and all the fitted carpets and window blinds.

Externally there is a shared balcony and unrestricted on-street parking to the front of the property.

SITUATION

Situated to the East Side of Edinburgh, Mentone Avenue is quietly situated in the heart of Portobello close to the Promenade in an area that has proved popular with the residential purchaser. Excellent shopping and banking facilities are available on hand in Portobello High Street and there is a Scotmid located in Bath Street. In addition Asda Hypermarket, Morrisons Superstores and the Fort Kinnaird Retail Park with many High Street Stores are all located close by.

There is a good choice of schools including Tower Bank and St. Johns Primary School together with Portobello and Holyrood High School at Secondary level. There are also a wide and varied selection of nurseries and pre-school playgroups in the area.

A regular bus service operates to and from the City Centre and to most surrounding areas. The City By-Pass is within easy reach and ensures easy access to the main motorway networks.

Excellent leisure facilities are available including Power Soccer 5 a-side football centre, Portobello Golf Course and Portobello Swimming Pool and Fitness Centre. Portobello also has its own Library and both indoor and outdoor Bowling Greens. Private health clubs within the vicinity are The Fountain Spa and Livingwell.

In conclusion we would recommend early viewing of this particular property offering an ideal first time purchase.

Accommodation comprises: -

SHARED ENTRANCE HALLWAY

Hallway that is shared with only the neighbouring flat.

HALLWAY

Entrance hallway that gives access to all remaining accommodation. High level cupboard that houses the meters. Wall mounted gas meter. Overhead pulley. Cloak rail. Fitted carpet.

LOUNGE/KITCHEN 18'2" X 12'10"

Good-sized lounge area with window to the rear enjoying beautiful open outlook over the Firth of Forth. Wall mounted gas fire. Shelved display recess and low level cupboard housing the hot water tank. Plain ceiling cornice. Venetian blind.

The kitchen area is separated from the lounge area by a breakfast bar and is fully fitted with modern base and mounted units incorporating a gas hob, electric oven, extractor hood and integrated fridge. Automatic washing machine. One and a half sink and drainer. Ample worktop surfaces and tiled splashback. Ceiling spotlights. Vinyl flooring.



BEDROOM 1 13'4" X 11'2"

Spacious double bedroom with window to the front of the property. Plain ceiling cornice. Window blind. Panel heater. Fitted carpet.



DOUBLE BOX BEDROOM 11'11" X 6'8"

Large box bedroom with borrowed light from the main bedroom. Panel heater. Fitted carpet.

BATHROOM

Well-presented bathroom with window to the front of the property. Three piece suite comprising of W.C., wash hand basin and bath with "Mira Shower over. Wall heater. Pine lined ceiling. Vinyl floor tiles.

EXTERNAL

Externally there is a shared balcony and unrestricted on-street parking to the front of the property.

COUNCIL TAX

BAND B

NOTES: -

These particulars are prepared for guidance for prospective purchasers. Whilst they are believed to be correct, their accuracy is not warranted and they will not be deemed to form part of any offer for the property. The measurements are taken at the widest point in each room using a sonic measure. The services and appliances and all items of an electrical, mechanical or working nature have not been tested. Any prospective purchaser is advised to make his/her own inquiries regarding any statement of fact contained within these particulars which is made to him/her.