

# Flat 2, 178 Portobello High St

PORTOBELLO, EDINBURGH, EH15 1EX



*Charming two-bedroom period flat that forms part of a C-listed building on trendy Portobello High Street*



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McEwan Fraser is delighted to present this charming two-bedroom period flat that forms part of a fully-owner occupied C listed building on trendy Portobello High Street. The property is presented in excellent condition and retains a wealth of period character balanced with some lovely contemporary touches. The property has access to an excellent range of local amenities, is in the catchment area for the popular Towerbank Primary School, and would make a superb first-time buy. Further benefits include gas central heating, a secure entry system, and a communal courtyard garden.

# THE LIVING ROOM



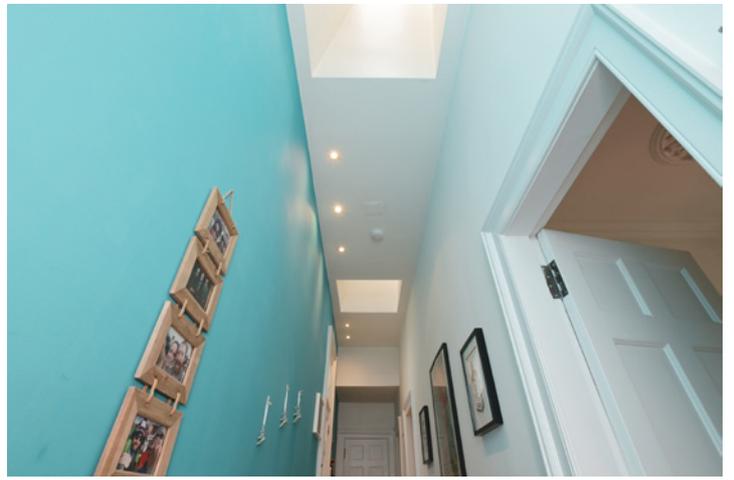
Accommodation is focused on a generous living room with high ceilings, wooden flooring, and superb levels of natural light. The room has retained many original features, including a large pantry, and the sash window has been fully reconditioned. While a large fireplace creates a natural focal point for the room, the space on offer will give the new owner plenty of flexibility as they create their ideal living space.

# THE KITCHEN



The kitchen is adjacent to the living room and comprises a range of base and wall-mounted units with a mixture of integrated and freestanding appliances.





Bedroom one is a generous double with ample space for a large bed and a whole range of freestanding bedroom furniture. Bedroom two is a further double that is currently finished as a delightful home office with a day-bed for guests. The contemporary bathroom has stylish tiling and a white suite that includes a jacuzzi bath.

The accommodation is completed by a central hallway with two storage cupboards.

## THE BATHROOM



# BEDROOM 1



a generous double with ample space for a large bed and a whole range of freestanding bedroom furniture



# BEDROOM 2

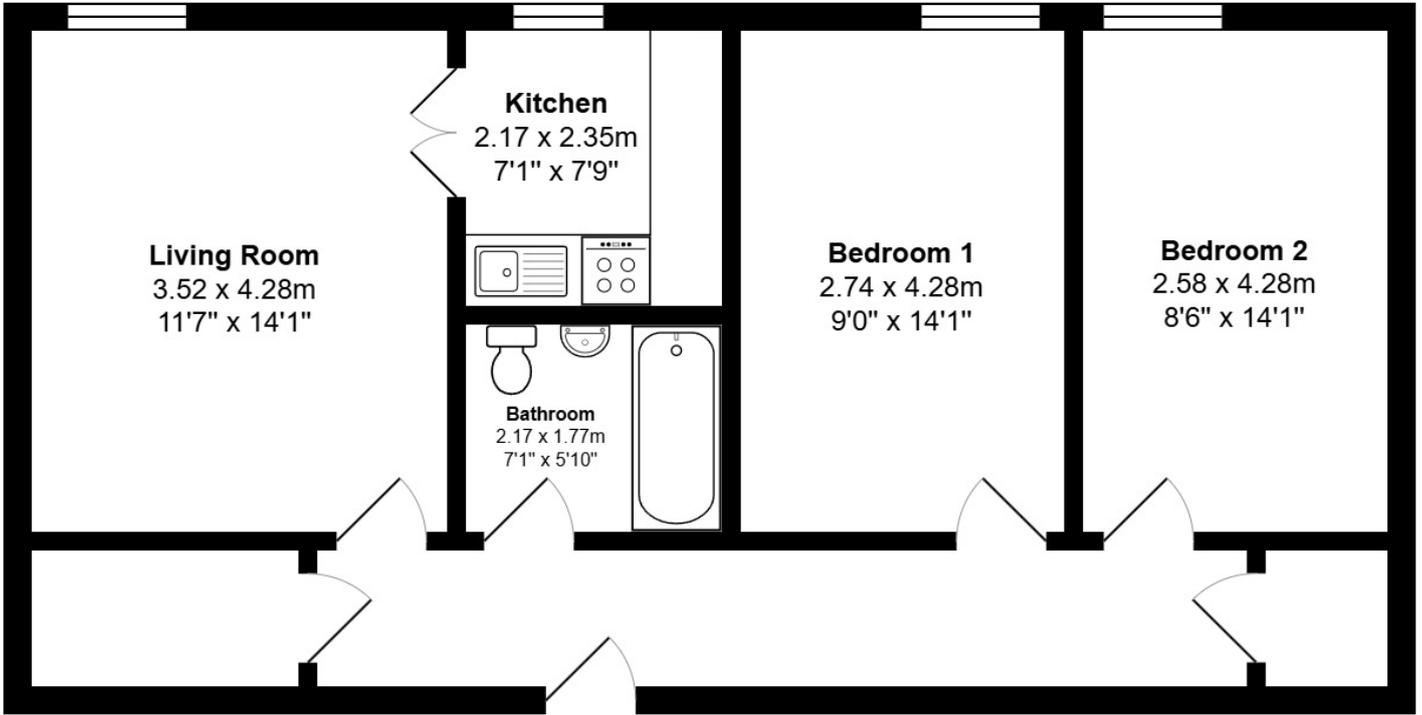


This is an attractive period flat and needs to be viewed to be fully appreciated.

# EXTERNALS

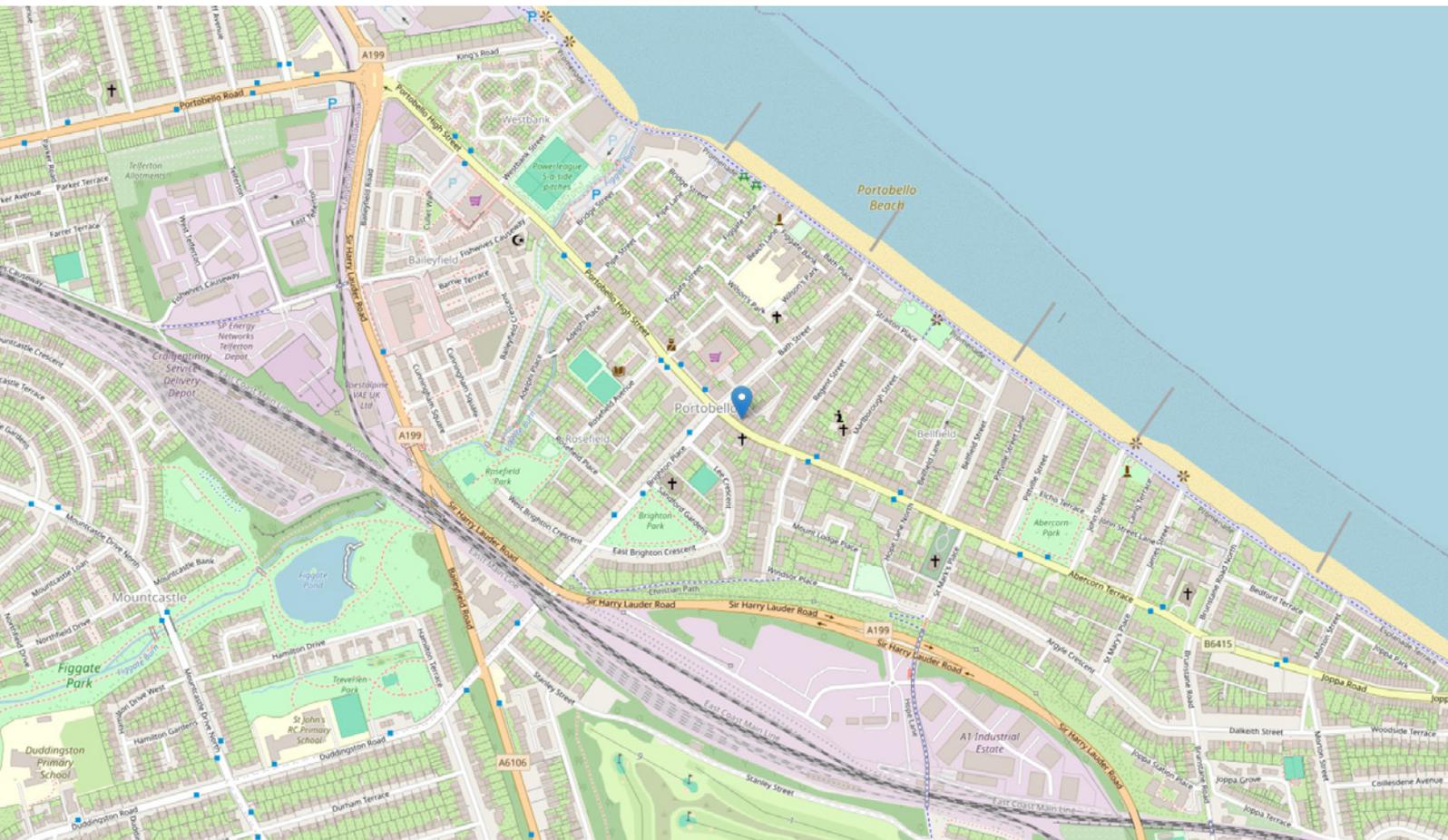


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Located just three miles from Edinburgh city centre, Portobello is a vibrant and highly desirable coastal suburb known for its unique blend of beachside charm and urban convenience. Once a traditional seaside resort, Portobello has evolved into one of the capital's most popular residential areas, offering a relaxed lifestyle without sacrificing connectivity. At its heart is a bustling high street, filled with independent cafés, artisan bakeries, vintage shops, and local businesses, giving the area a distinctive, creative flair. Just minutes away, Portobello Beach offers golden sands, a long promenade, and stunning sea views – perfect for swimming, paddleboarding, or simply enjoying a leisurely walk by the water.





Portobello is also well known for its strong community spirit, with regular farmers' markets, arts events, and a number of community-run venues like Bellfield and Tribe Porty. Families are drawn to the area for its excellent schools, green spaces, and welcoming, inclusive atmosphere.

Transport links are excellent, with frequent bus routes and cycle paths providing quick and easy access to Edinburgh city centre and beyond. For those seeking a lifestyle that combines the best of city and sea, Portobello is a place that truly delivers.



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