



Offers over £290,000

61/5 Park Avenue, Edinburgh, EH15 1JP



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Stylish Two Bedroom Duplex Apartment Part of B Listed Former Schoolhouse

CLOSING DATE: THURSDAY 7TH MAY at 12 NOON

A stylish two-bedroom duplex apartment arranged over the upper and lower ground floors of a B-Listed former schoolhouse just moments from the green spaces of Portobello Golf Course and Figgate Park, and within easy reach of bustling Portobello High Street.

Stylish Period Conversion Two Bedroom Duplex Apartment; Entrance Hall; Large Living/Dining Room; Separate Contemporary Kitchen; Guest WC; Spacious Principal Bedroom with Fitted Wardrobes; Second Bedroom; Generous Bathroom with Bath and Shower Cubicle with underfloor heating; Large Storage Cupboard; Secure communal store. Double-Glazing; Electric Heating; One Allocated Residents Parking Space; On street car parking; Shared Garden and Drying Green. Secure entry phone system.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Factors Fee £100 per month.

ACCOMMODATION (WIDEST POINTS)

Living room/Dining room	23'5" x 14'4" (7.16 x 4.37)
Kitchen	25'4" x 7'4" (7.74 x 2.24)
Bedroom 1	14'6" x 14'0" (4.42 x 4.27)
Bedroom 2	13'10" x 7'3" (4.22 x 2.21)



LOCATION

Park Avenue is a quiet residential street in the east of Edinburgh, surrounded by green space and just a short distance from Portobello Beach, Figgate Park, Portobello Golf Course, and Brighton Park. The property enjoys quick access to the charming local shops and independent cafés of Portobello High Street, while Fort Kinnaird Retail Park, with its large superstores, eateries, and leisure facilities, is just a short drive away. For families, the modern Portobello High School is close by, with Towerbank Primary and St John's RC Primary also within easy reach. Regular bus services provide swift links to the city centre, and motorists benefit from excellent access to the A1, Edinburgh City Bypass and the wider central Scotland motorway network and there is easy access to Brunstane Station - approximately a 15 minute walk.

EXTRAS

White Goods included in the Sale - the kitchen is bespoke/custom made, with granite worktops, high end integrated appliances including induction hob, fridge freezer, oven, microwave, dishwasher and washing machine. All window blinds - 2 in each bedrooms, 2 in lounge/dining room and 1 in kitchen.

EPC RATING

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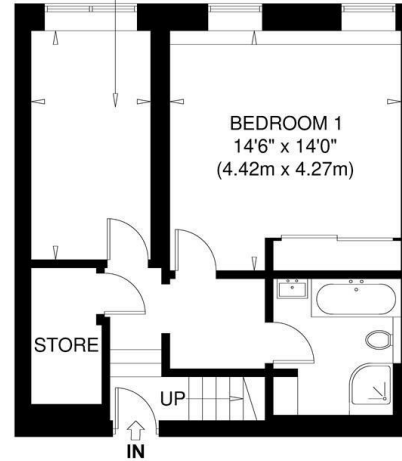
VIEWING

By appointment only please Telephone: 0131 554 6244.





BEDROOM 2
13'10" x 7'3"
(4.22m x 2.21m)



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 47.9 SQ M / 515 SQ FT

KITCHEN
18'10" x 7'4"
(5.74m x 2.24m)



UPPER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 48.4 SQ M / 520 SQ FT

PARK AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 96.3 SQ M / 1035 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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