



**24/9 Kings Road, Portobello, EH15 1DZ**  
**OFFERS OVER £180,000**



**MONARCH**  
LEGAL





Discover seaside living at its finest with this beautifully refurbished flat located on Kings Road in Portobello.

Boasting convenience with free on-street parking, this residence offers easy access to the vibrant beach scene just a mere 2-minute stroll away.

Upon entering the flat you are welcomed into the bright hallway, off the hall is the open-plan kitchen and living area which creates a seamless flow for both entertaining and everyday living. Complete with a chic breakfast bar, this residence is the epitome of coastal charm and contemporary comfort.

The living room window has views of the firth of forth sea.



The white goods are all integrated in the kitchen.

As you head out of the living/kitchen area, straight ahead on the other side of the hall is the generously sized double bedroom, which provides a tranquil retreat with similar views out of the window as the living room.

The last room is not one to be missed, step into modern elegance as you enter the spacious wet room featuring contemporary shower fittings, ideal for indulgent relaxation.



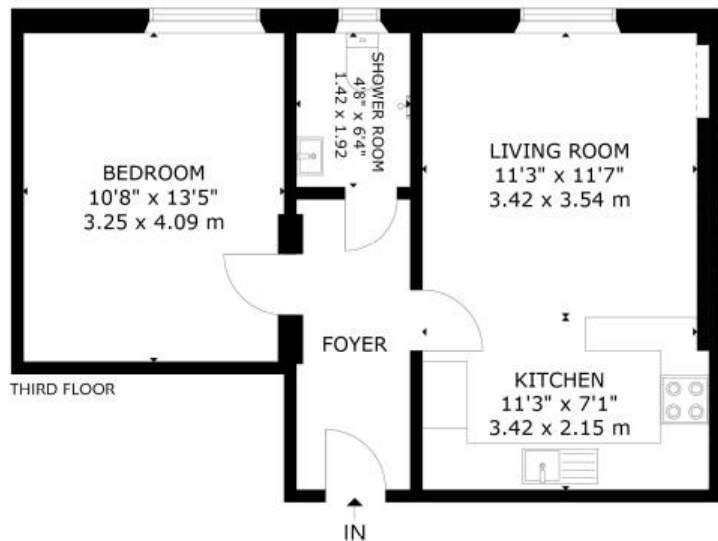








The property further benefits from a secure entry-phone system, shared rear garden, gas central heating and double glazing.



4/9 KINGS ROAD, PORTOBELLO, EH15 1DY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 478 SQ FT / 44 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Nestled on the eastern fringe of Edinburgh, Portobello offers a wealth of amenities right at your doorstep. Explore the vibrant local scene with a variety of shops, banks, and dining options lining Portobello High Street. Convenience is key, with an Aldi store just minutes away and major retailers like Asda Hypermarket, Morrison Superstores, and Meadowbank Retail Park all within close proximity. Enjoy seamless connectivity with a regular bus service to the city center and surrounding areas, while easy access to the City Bypass ensures effortless travel to main motorway networks. Indulge in leisurely pursuits with the picturesque beach and promenade mere moments from the flat, complemented by nearby attractions such as Portobello swimming pool and Portobello Golf Course. Discover the perfect balance of urban convenience and coastal charm in Portobello.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.