



1/1 Skylark Place, Edinburgh, EH15 1AA
Offers offer £295,000



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This beautifully presented three-bedroom ground floor apartment is situated within the highly sought-after seaside suburb of Portobello and offers stylish, modern living throughout.

Decorated to a contemporary standard, the property boasts a bright and spacious open-plan kitchen and living area, perfectly designed for modern lifestyles and entertaining.



The principal bedroom benefits from a modern en-suite shower room, while the remaining two well-proportioned bedrooms are served by a sleek and contemporary family bathroom.







The property further benefits from a well-maintained communal garden, providing attractive outdoor space for residents to enjoy.

Ideally positioned just a stone's throw from Portobello's famous beachfront and promenade, the property enjoys easy access to an excellent range of cafés, restaurants, local amenities and transport links.

Ample parking is also available throughout the surrounding area, adding further convenience to this fantastic coastal home.

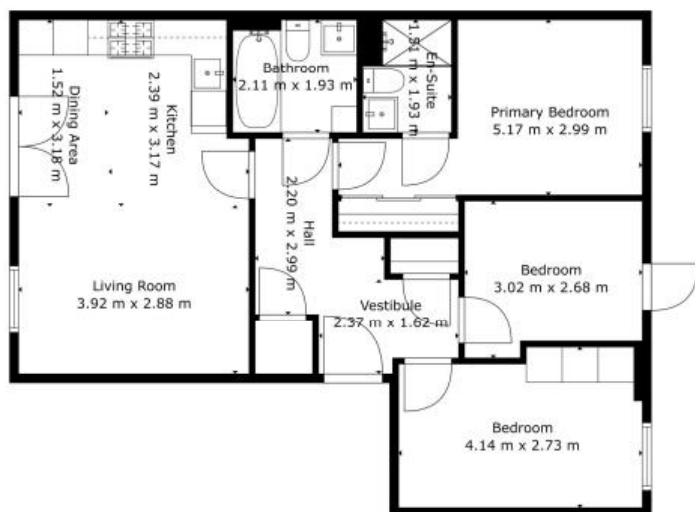




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Approx. Gross Internal Area:
785.765 Sq Ft (73 Sq M)

For Identification purposes only. Not to scale.



Portobello is one of Edinburgh's most desirable coastal suburbs, celebrated for its stunning sandy beach, vibrant community atmosphere and excellent local amenities. Located just three miles east of Edinburgh city centre, it offers the perfect blend of relaxed seaside living and convenient city access. The area is renowned for its bustling High Street, home to an excellent selection of independent cafés, restaurants, boutiques and artisan retailers, creating a lively and welcoming village feel. Residents also enjoy a wide range of leisure and recreational facilities, including the popular Portobello Swim Centre, local golf courses, fitness studios and scenic promenade walks along the seafront. With excellent public transport links, nearby train stations and easy access to the A1 and Edinburgh City Bypass, Portobello is ideally positioned for commuting while also providing quick access to the beautiful coastline and countryside of East Lothian. Combining coastal charm with modern convenience, Portobello continues to be one of the capital's most sought-after places to live.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

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.