




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Rosefield Place

EDINBURGH, EH15 1AZ



PORTOBELLO

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Portobello is a very popular destination located to the east of Edinburgh's city centre. Within the high street itself there are an abundance of shopping facilities to serve everyday and monthly requirements and if so required there is no need to venture from this area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive away, at The Jewel.

Within the vicinity, there is also an abundance of recreational facilities including many delightful walks along the promenade and beach and there are many fine golf courses within the area. Local schooling at both primary and secondary levels can also be found within close proximity of this property, with Towerbank Primary School being the most notable.

There is a regular bus service virtually on your doorstep which will take you west, heading towards Edinburgh city centre, or east via the nearby areas of Joppa onto Musselburgh and beyond to East Lothian.



3 ROSEFIELD PLACE

EDINBURGH, EH15 1AZ

This stunning house has many original features and details.

The front garden could be something really special should a keen gardener purchase this property.

The living room has a beautiful fireplace, fantastic cornice detailing, an Edinburgh press and a lovely stained glass window.

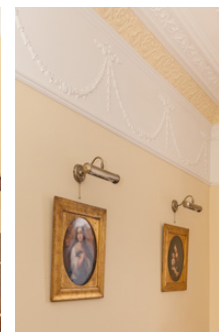
Bedroom one is to the rear of the house and has its own cornice detailing which is different from that in the front two rooms.

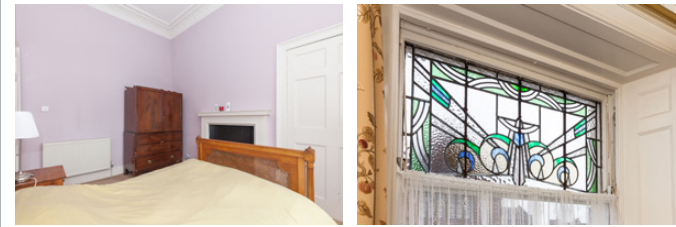
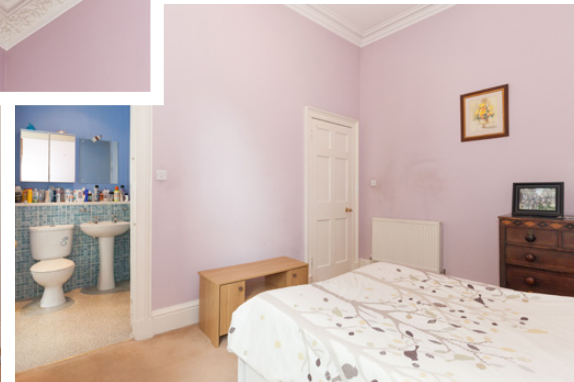
Bedroom two is a double bedroom also benefits from intricate cornice detailing, stained glass window and an Edinburgh press.

The bathroom can be accessed by bedroom one or from the hallway. The walk-in shower is a great size and is very accessible for everyone.

Via a good sized dining room, which contains a lovely fireplace, is the kitchen which has been part of a historic extension to the house. The kitchen benefits from a four-ring gas hob, oven and fridge. This part of the house could be extended subject to planning permission.

The rear garden is a combination of patio and stones which makes it incredibly low maintenance.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.78m (15'8") x 3.72m (12'2")
Kitchen	2.84m (9'4") x 2.44m (8')
Dining Room	3.75m (12'4") x 2.67m (8'9")
Bedroom 1	3.88m (12'9") x 3.10m (10'2")
Bedroom 2	3.79m (12'5") x 2.90m (9'6")
Box Room	2.90m (9'6") x 1.42m (4'8")
Shower Room	2.51m (8'3") x 2.00m (6'7")

Gross internal floor area (m²) : 80m²

EPC Rating : F

Extras (Included in the sale) : All white goods.
Furniture available by separate negotiation.

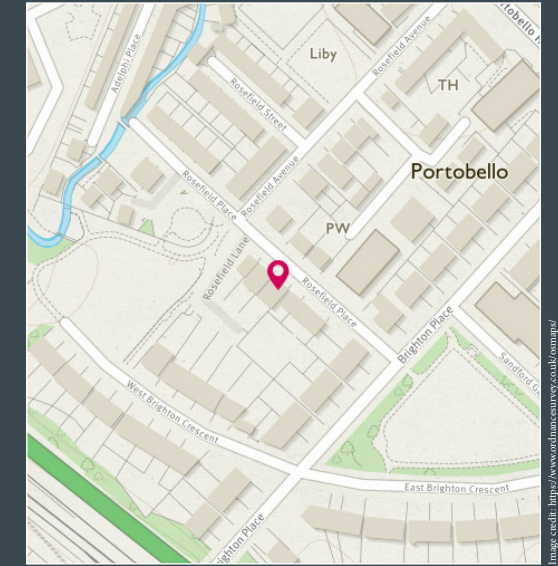


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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