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Stylish three bedroom terraced house located in a highly sought after development in Portobello



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An excellent opportunity has arisen to acquire this stylish three-bedroom terraced house located in a highly sought-after development in Portobello, making for an ideal family home. Early viewing is recommended.

THE LOUNGE

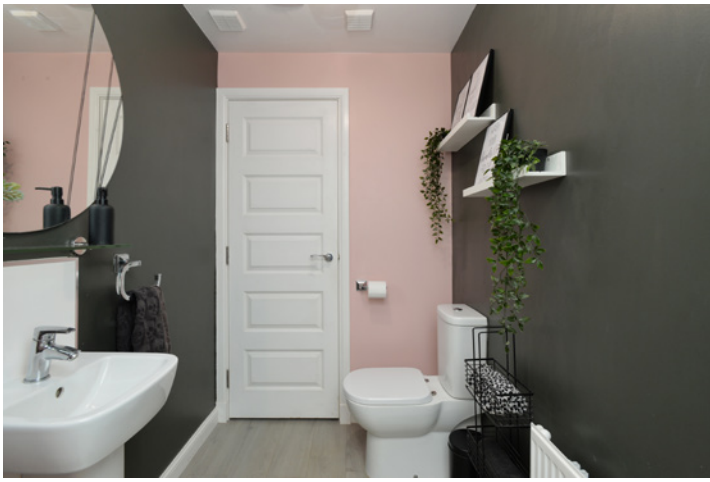


Internally, this accommodation is in excellent decorative order and finished to a top standard, while briefly consisting of;

Ground Floor: entrance hallway with an understairs storage cupboard, fully-fitted kitchen with an integrated 4-gas hob, oven and extractor hood, two-piece WC with a utility cupboard and a bright and spacious lounge/diner with a custom-built TV wall and media unit.

THE KITCHEN





First Floor: landing with access to the partially-floored attic, master bedroom with an integrated triple wardrobe with sliding doors as well as a sizeable storage closet, two further sizable double bedrooms that both offer ample space for different configurations as well as freestanding furniture, one of the bedrooms benefits from an integrated double wardrobe with sliding doors. The partially-tiled three-piece family bathroom with an over-bath shower completes the internal layout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

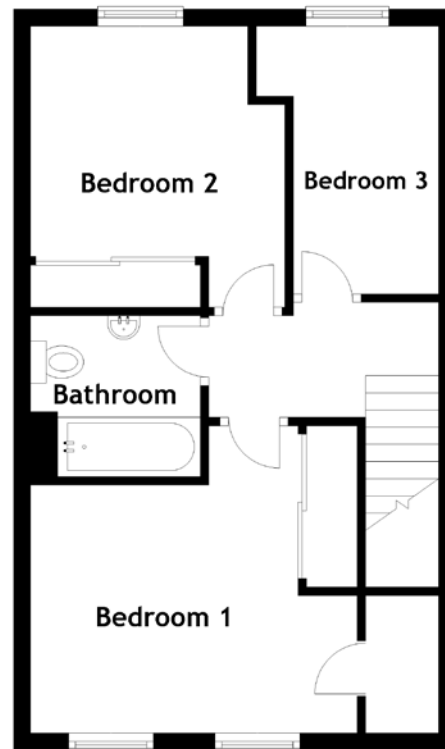
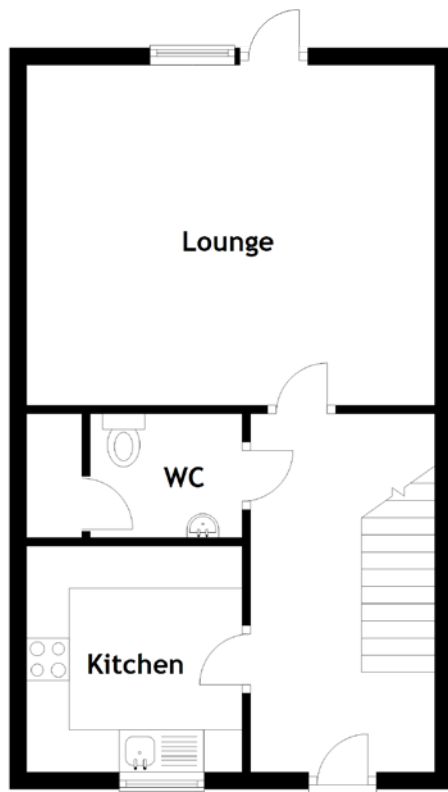


This property also benefits from; more than adequate on-street free parking to accommodate residents and visitors alike, gas central heating, full double glazing and private front and rear gardens. There's a cleverly-designed bench in the front garden with built-in storage and to the rear; a patio area, storage shed, bin store and outdoor tap.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

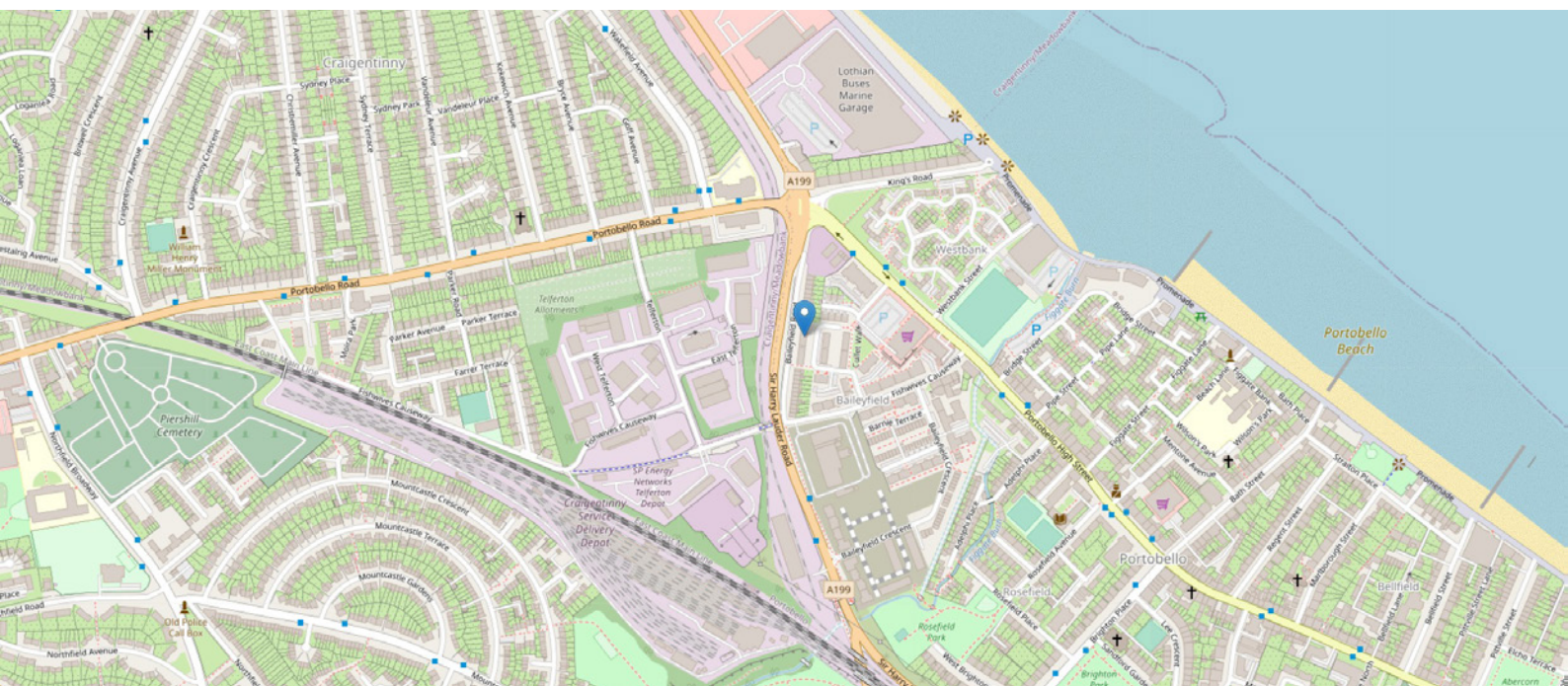


Approximate Dimensions (Taken from the widest point)

Lounge	4.81m (15'9") x 4.02m (13'2")
Kitchen	2.67m (8'9") x 2.64m (8'8")
WC	1.79m (5'10") x 1.46m (4'9")
Bathroom	2.00m (6'7") x 1.90m (6'3")
Bedroom 1	3.90m (12'9") x 3.63m (11'11")
Bedroom 2	3.32m (10'11") x 3.00m (9'10")
Bedroom 3	3.16m (10'5") x 2.15m (7'1")

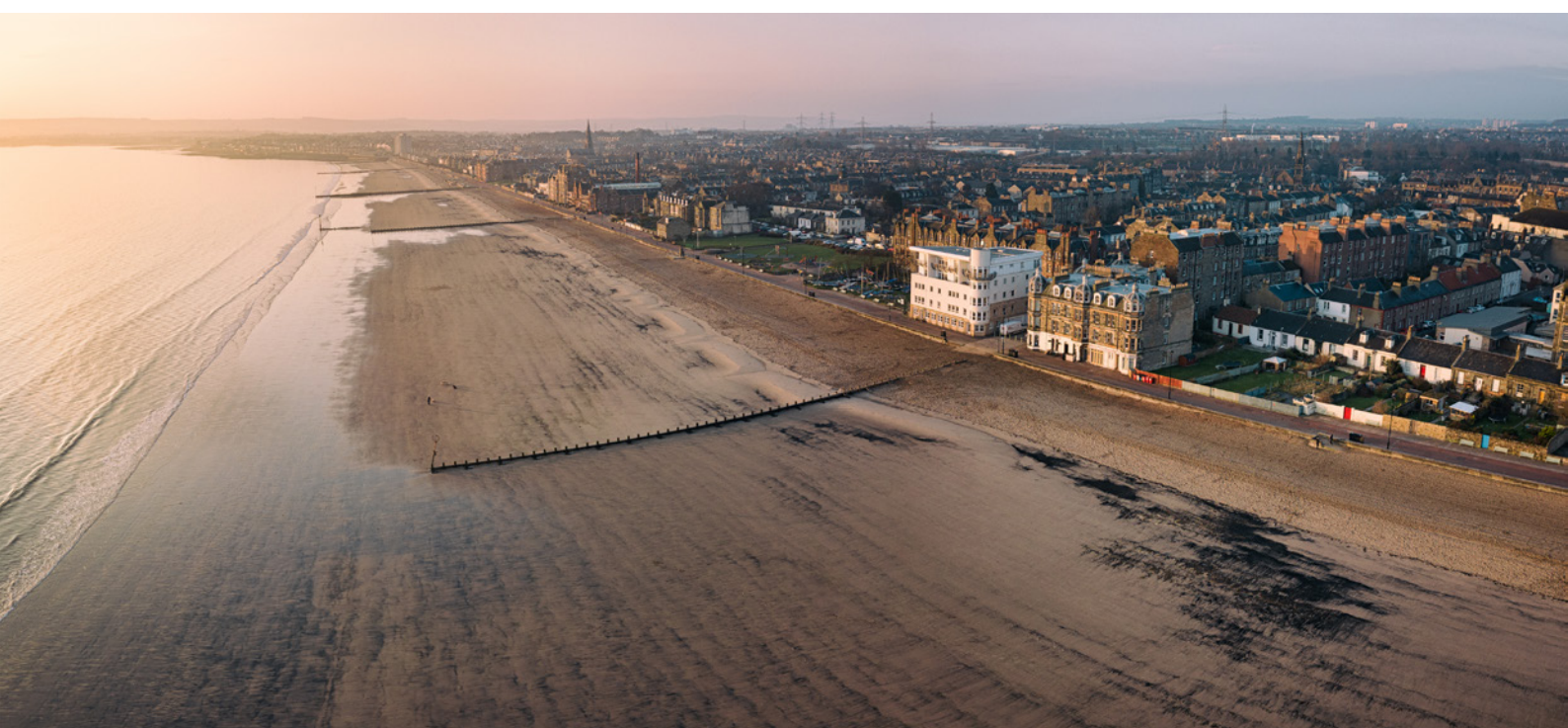
Gross internal floor area (m²): 81m²
EPC Rating: B

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, light fittings, carpets, and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

The property is located in the popular and highly sought after area of Portobello with excellent local amenities including an Aldi Supermarket, Post Office and local pubs/restaurants.





Recreational facilities are also plentiful with health and fitness clubs, sports clubs, Portobello Swim Centre and Portobello Beach which is great for families, dog walkers, wild swimmers along with many cafes and bars and amusement arcades creating a great environment to sit with a coffee or ice-cream and watch people going by. Further along the coast Portobello is ideally located for easy access to east Lothian for further nature and excellent golf courses. Schooling is well served locally by Portobello High School, Towerbank and St John's RC Primary Schools. The private sector is easily accessible in Edinburgh along with Loretto in Musselburgh.



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