

12F Baileyfield Road

PORTOBELLO, EDINBURGH, EH15 1DL



CHARMING 3-BEDROOM SEMI-DETACHED FAMILY HOME IN PRIME LOCATION PORTOBELLO



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Discover this delightful three-bedroom semi-detached family residence situated in the highly sought-after area of Portobello. Perfectly designed for modern living, this home features a convenient downstairs WC and an inviting open-plan living and dining area that seamlessly flows into a private rear garden, an ideal space for outdoor entertaining and relaxation.







The well-appointed separate kitchen offers generous space for culinary endeavours, making meal preparation a pleasure.



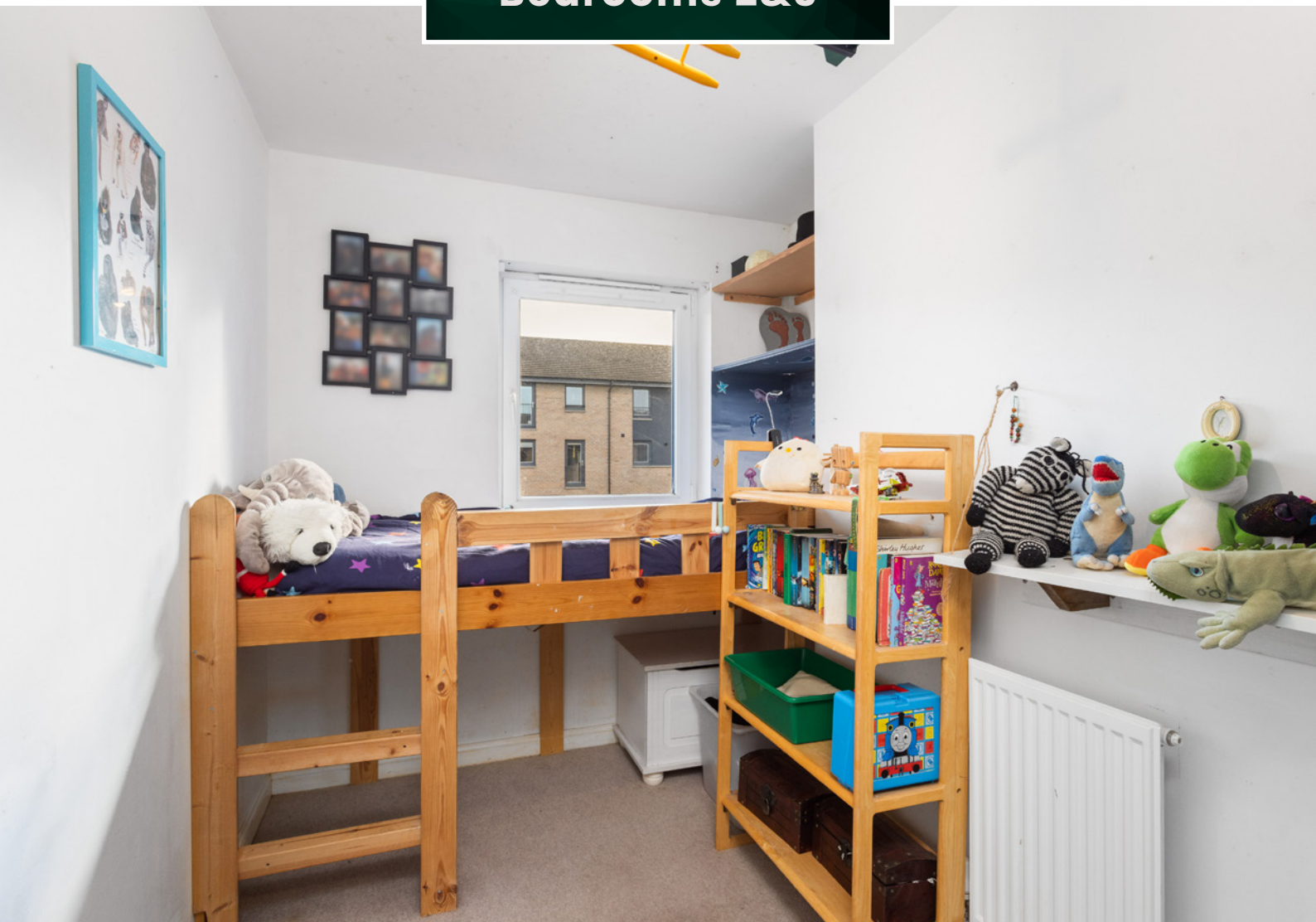


Upstairs, three spacious double bedrooms provide ample comfort and versatility for family members or guests. The family bathroom is modern and well-equipped, adding to the home's practicality.

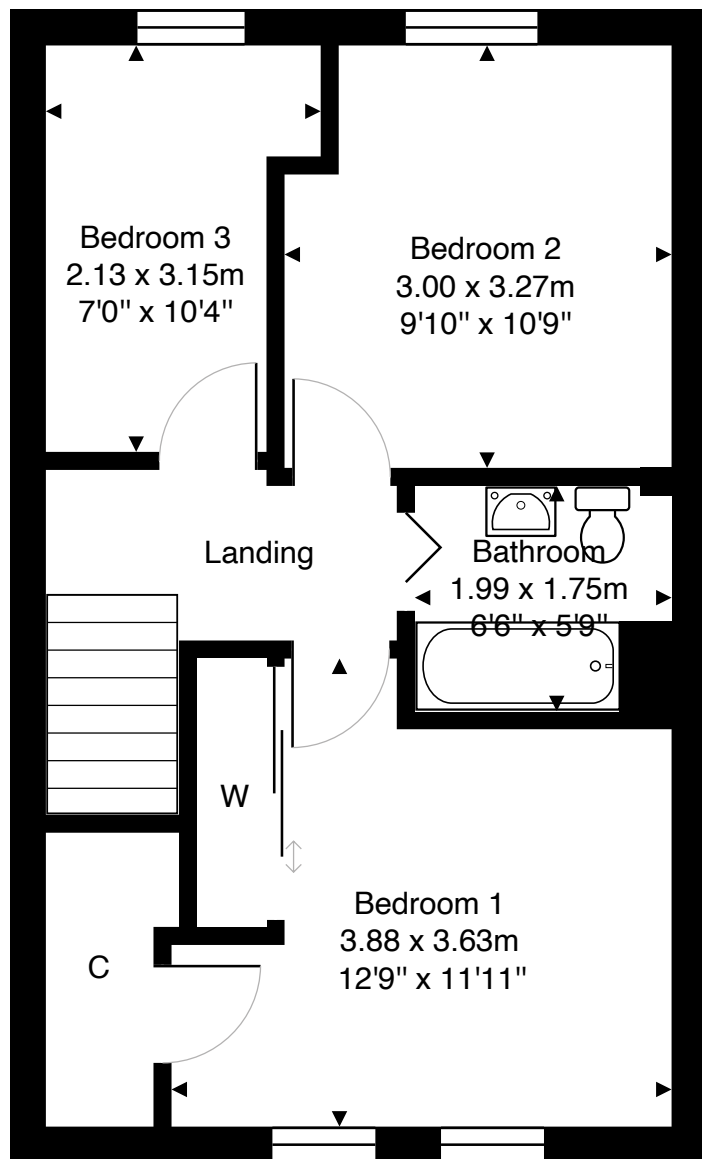
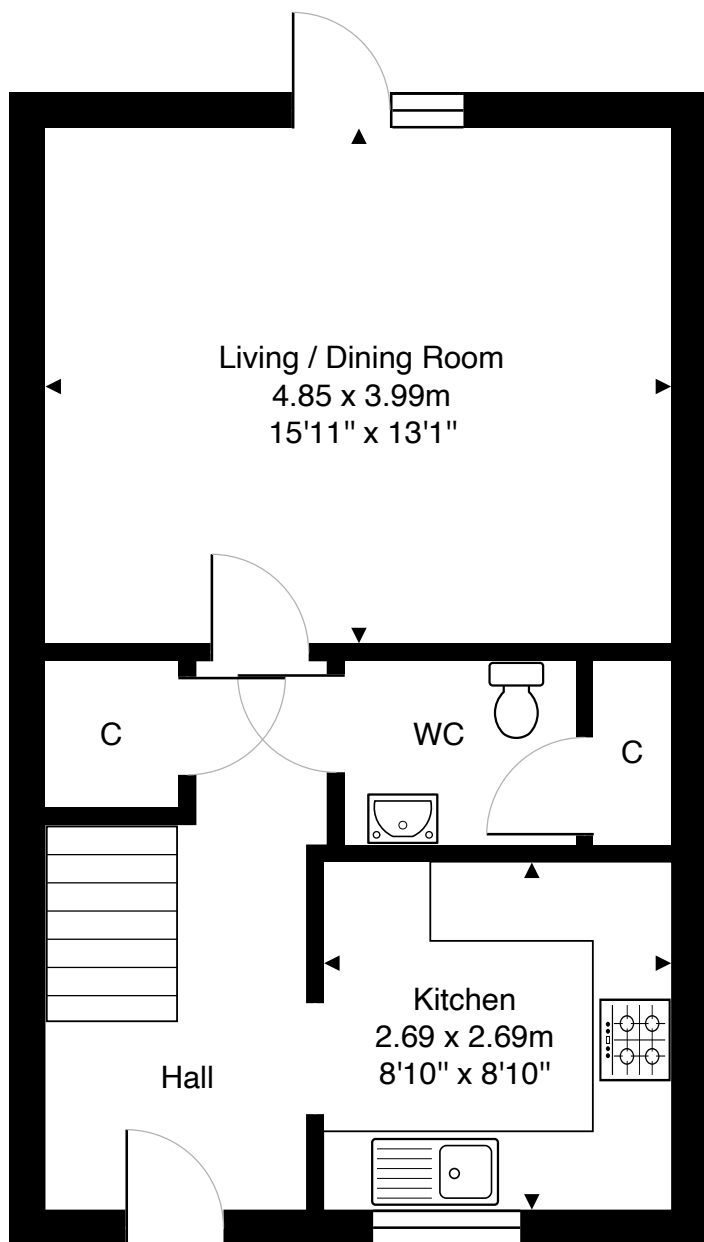




Bedrooms 2&3







Gross internal floor area (m²): 81m²

EPC Rating: B



This property boasts eco-friendly upgrades, including eight solar panels with a storage battery located in the loft, enhancing energy efficiency and reducing utility costs. The loft has been finished with durable flooring, providing additional storage or a versatile space. A side gate has been added for added security and convenience. Outside, you'll find an insulated shed with heating and power, perfect for hobbies, a home office, or additional storage.

With its prime location, contemporary amenities, and thoughtful upgrades, this home offers a perfect blend of comfort, sustainability, and practicality. Don't miss the opportunity to make this charming house your new home in the vibrant Portobello community!

The Property



Portobello is a very popular destination located to the East of Edinburgh's city centre. In the High Street area itself, there is an abundance of shopping facilities serving everyday and monthly requirements, so there is little need to venture from the area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive from the property. There is also a number of recreational facilities, including many delightful walks along the promenade and beach and there are many fine golf courses in the area. On the promenade for eating or coffee, there is The Beach House, The Espy, The Tide and to the east the Dalriada. On the High Street in Portobello, there are wine shops, pubs, and for eating or carry-out, there are Chinese and Indian as well as fish and chips shops and other takeaways. There is a local indoor swimming pool and fitness suite for those who like to keep fit. For sporty individuals, there are also local artificial football pitches and a sailing and rowing club.

Local schooling at both primary and secondary levels can also be found in close proximity to this property. There is a regular bus service virtually on your doorstep that will take you west, heading towards Edinburgh city centre, or east via the nearby area of Joppa on to Musselburgh and beyond.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.