

# 29 Pittville Street, Portobello Edinburgh, EH15 2BY

OFFERS OVER £775,000



drummondmiller





- Stone-built Georgian end-terraced villa requiring upgrading
- Living room, drawing room and separate lounge area
- Separate kitchen area and two bathrooms
- Versatile accommodation up to 7 bedrooms
- Gas central heating and single timber double glazing
- Front and rear gardens with external store cupboard to the rear
- Edinburgh's popular seaside location/Conservation Area
- EPC D

### Description

This impressively spacious Georgian villa is just a few minutes' walk away from the popular Portobello beach. The property exudes character retaining original cornicing and panelled doors. Despite having timeless charm, it will only appeal to purchasers prepared to carry out full modernisation and repairs. Extremely flexible accommodation (253sqm) arranged over two floors with an ample provision of storage. The classic entrance vestibule opens into a sizeable reception hall. On the ground floor is a public room, 4 bedrooms, bathroom and further lounge/kitchen area. Upstairs is the large drawing room, further 3 bedrooms, kitchen area, bathroom and small WC.







### Central Heating and Double Glazing

There is gas central heating and a mixture of timber single glazed windows.

### Garden and Parking

The property has front and rear gardens with outside rear storage. Pittville Street has lots of on street parking.

### Location

Within Portobello Conservation Area, Number 29 is just a few yards away from the beach. Pittville street forms part of the coastal route from Portobello to Musselburgh along which frequent bus services operate (numbers 26 and 41). Edinburgh's 'seaside' is a very popular location being close to attractive open countryside, coastal walk ways and golf courses. The extensive shopping park at Fort Kinnaird, health services, golf courses and modern swim centre are all within very easy reach. The A1 and other major road networks are readily accessible whilst neighbouring Brunstane has a rail station with services into the City Centre (6 miles). There are local schools including Portobello High School.

### Valuation

The property is valued by surveyors at £800,000 which already reflects the extent of upgrading works required. A link to the Home Report is available via the ESPC web site.

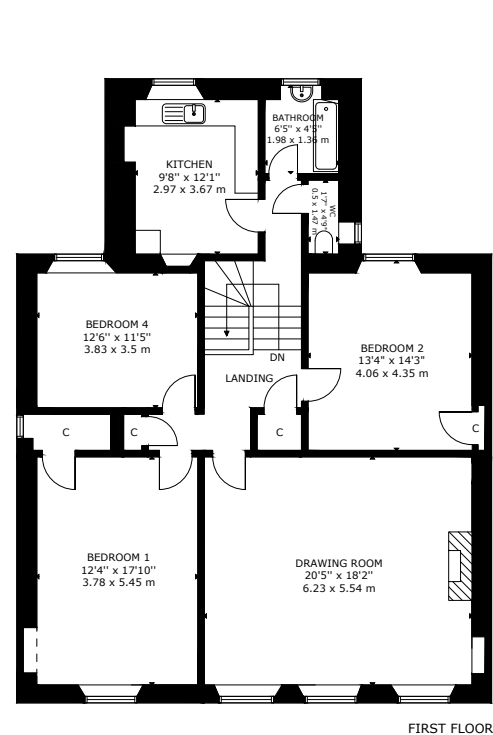
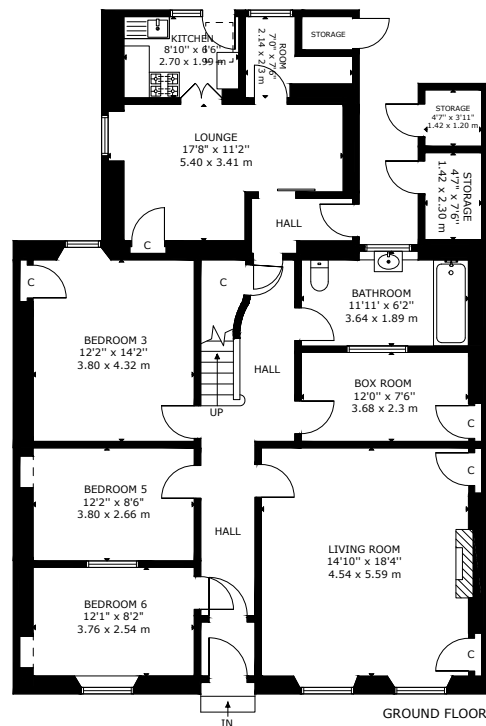


### Council Tax and Energy Performance Certificate

The EPC rating is D and it lies in Council Tax band G.

### Viewing

Viewing is by appointment with the Agent - telephone 0131 229 3399.



29 PITTVILLE STREET, EDINBURGH EH15 2BX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,899 SQ FT / 268 SQ M

All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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