



63 Argyle Crescent, Portobello
Joppa, EH15 2QE

Deans 
Solicitors & Estate Agents LLP



TERRACED HOUSE

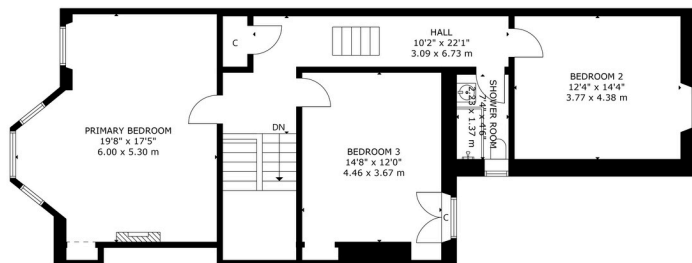
- Sitting Room
- Dining Room
- Kitchen
- Four Double Bedrooms
- Bathroom
- Shower Room
- Attic with Eaves Storage
- Private Front and Rear Gardens
- Free On-Street Parking
- Double Glazing and GCH
- EPC Rating -D



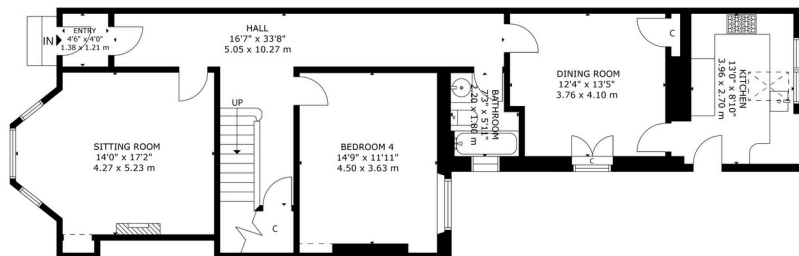
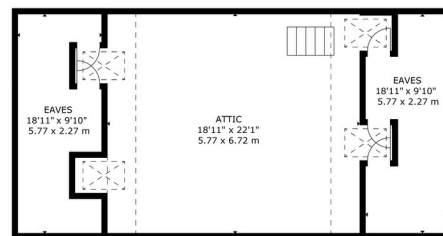
This rarely available mid terraced house retains attractive period features including ornate corning and original fireplaces throughout and is located in a prime location in Joppa, a popular suburb east of Edinburgh. The property is close to many local amenities including a range of popular cafes, restaurants, shops and lovely walks at Portobello Beach. There are convenient public transport links via bus and train and the City Bypass and A1 are easily accessible. The accommodation on the ground floor comprises; welcoming entrance vestibule and hallway, spacious, bay-windowed sitting room, modern kitchen, dining room, large double bedroom, which is currently being used as a family room, and stylish family bathroom. The first floor comprises; three exceptionally spacious double bedrooms and modern shower room. The property offers excellent storage with a walk-in cupboard, under stair cupboard and linen cupboard off the ground and first floor hallways and a large, floored attic with additional eaves storage. There is a neatly maintained, south-facing, private walled garden to the rear. A further private garden lies to the front and there is free on-street parking available in the area. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, larger fridge, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided.







FIRST FLOOR



GROUND FLOOR



63 ARGYLE CRESCENT, EDINBURGH, EH15 2QE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,707 SQ FT / 251 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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