



30A Rosefield Avenue, Edinburgh, EH15 1AU

Spacious two-bedroom upper villa with driveway and garden close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

30A Rosefield Avenue is a spacious two-bedroom upper villa with driveway and garden situated in the desirable Portobello area. The location is superb with excellent local amenities and schools is a convenient distance to the city centre & surrounding areas. The property now requires full renovation throughout and offers fantastic potential (subject to local authority consents).

Entrance hall and two storage cupboards; living room / dining room with gas fireplace; kitchen with wall and base units and some appliances; two good-sized double bedrooms both with gas fireplaces; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Timber sash and case windows. Front patio garden area. Driveway.

LOCATION

Rosefield Avenue is situated within the sought-after Portobello area, a popular seaside district lying approx. 4 miles to the east of Edinburgh City Centre. Excellent

local amenities and a wide selection of local artisan shops are found on Portobello High Street, including a new Aldi Superstore to cater for everyday needs in addition to the Fort Kinnaird and Ocean Terminal Shopping Centres only a short drive away. Leisure and recreational facilities nearby include Portobello Beach & Promenade, Abercorn Park & Figgate Park, Portobello Swim centre & Turkish baths, Gymnastics & Soft Play Centre, and 5-a-side pitches. There is also a 9-hole golf course, Bannatynes Health Club, outdoor bowling club nearby, and is within sight of Arthurs Seat and the picturesque East Lothian countryside. Local schooling is well-represented from nursery to senior level, including Towerbank Primary and Portobello High. Regular bus services operate to and from the city centre and to surrounding areas, whilst the Edinburgh City Bypass is within easy reach by car, giving further access to the major motorway networks, Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing heading North. Brunstane railway station is also nearby connecting to the city centre and beyond.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally

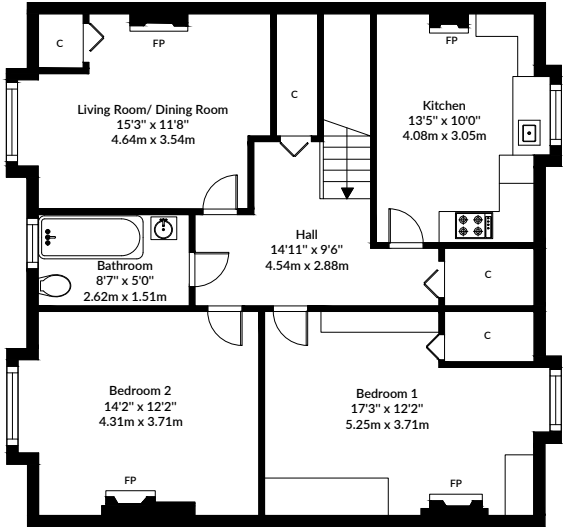
PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C
The property has an Energy Rating Category E
Tenure Freehold



vistaBee
This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)
VistaBee 2023

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.