



8 WEST BRIGHTON CRESCENT

PORTOBELLO, EDINBURGH
EH15 1LU



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VIEWINGS: BY APPOINTMENT
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Property Summary

Introducing a large four-bedroom (plus study) detached Georgian house located in highly sought-after Portobello. This B-listed home (circa 1826) offers a wealth of accommodation with lots of period features. It includes two reception rooms, three bathrooms, and has the unique feature of two kitchens. It also enjoys secure private parking and an expansive rear garden. Whilst the property requires complete refurbishment, it remains an outstanding prospect with an abundance of potential to become a dream family home in a highly desirable setting. It also presents an excellent opportunity to add significant value to the property.

Please note, the property is to be sold as seen.

Features

- A B-listed Georgian detached house (circa 1826)
- Located in the Portobello conservation area
- Near two public parks, a short walk from the beach
- Vestibule and central hall with storage
- Southwest-facing living/dining room
- Large family/dining room with garden views
- Two kitchens (one with a breakfast area)
- Separate utility room for discreet laundry
- Four spacious double bedrooms
- A versatile study for working from home
- A family bathroom, a shower room, and an en-suite WC
- Great storage, including a walk-in wardrobe
- Fully-enclosed front and rear gardens
- Private driveway and attached single garage
- Gas central heating and traditional windows





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Southwest-facing living / dining room, a large family / dining room with garden views and two kitchens







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*Four spacious double bedrooms,
a versatile study, a family bathroom,
a shower room and
an en-suite WC*





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

