

26 ROSEFIELD AVENUE
PORTOBELLO, EDINBURGH EH15 1AU

A charming and versatile mid terraced Victorian villa within a Conservation area, offering a most appealing family home of character.



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ROSEFIELD AVENUE

The subjects of sale comprise a charming mid terraced Victorian villa which forms part of an established residential area comprising mainly a mixture of fine Victorian and Georgian homes. Rosefield Avenue forms part of a Conservation area with the park literally located at the top of the street, with a bowling green further down the Avenue, creating fine outdoor spaces and environments.

Internally, this is a spacious and versatile home laid over two floors. The accommodation is well proportioned, enhanced by original features which include cornicing, a centre rose, fireplaces and a wonderful curved wrought iron staircase with polished wood handrail.

The property does now require upgrading, giving any purchaser the opportunity to create a home to their own design specification. A gas fired central heating boiler serves panelled radiators throughout, complemented by timber framed sash and case double glazed windows to the majority of rooms.

There is a small garden area to the front which screens the property from street level. To the rear is the most delightful enclosed and established garden which houses a substantial summerhouse, greenhouse and potting shed.

A large garage located in a range at nearby Rosefield Place Lane offers additional parking and storage facilities in an area where on street parking is at full capacity.

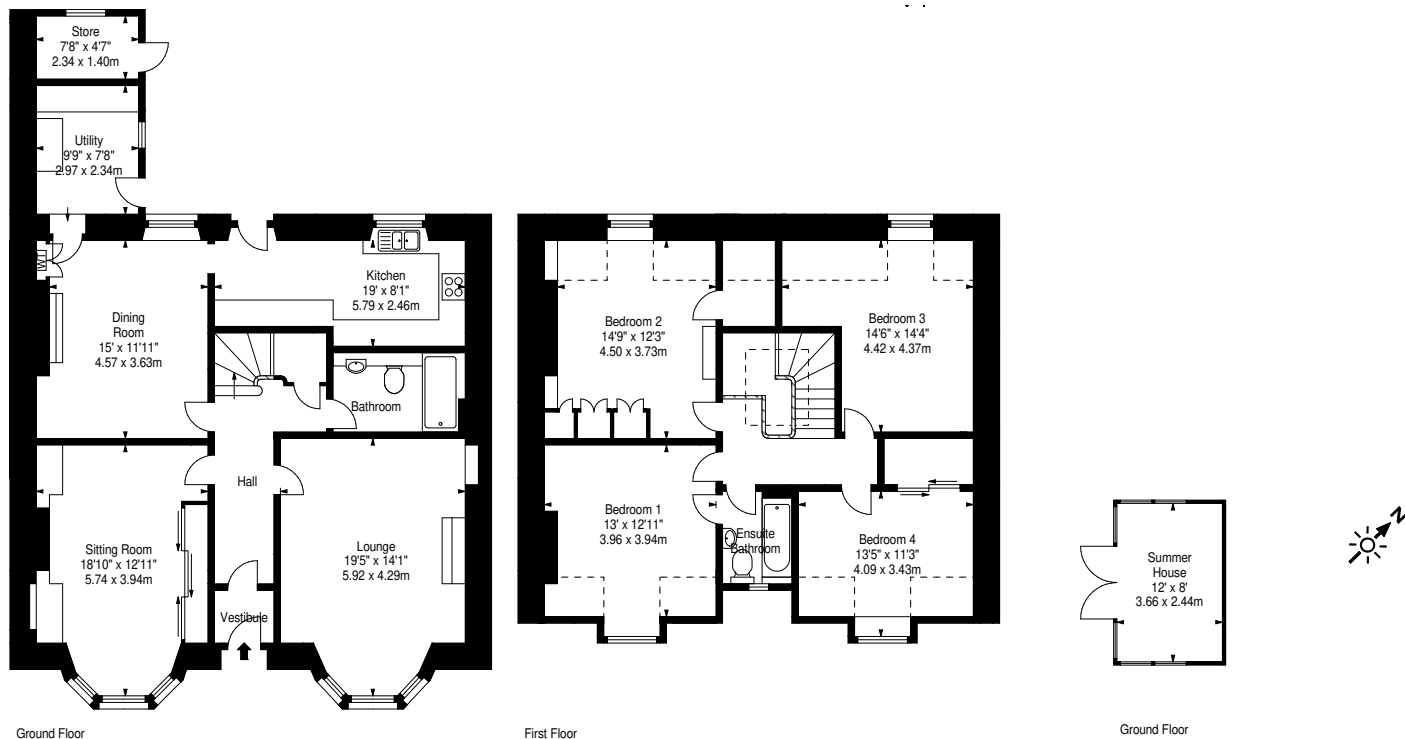






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LOCATION

Rosefield Avenue is located in the centre of the Conservation area of Portobello, which is well known for its fine period properties and first class amenities. The area has over recent years seen a huge increase in demand which in turn has brought new artisan shops, cafes and stores into the area, serving the local community's daily requirements. There is an Aldi store close-by, with a main Tesco and Lidl within Musselburgh. Portobello is highly renowned for its beach and promenade which offers the most wonderful environment and recreational area and is within walking distance from the property. Forming part of the East Lothian coastline which is highly regarded for its long sandy beaches, fine open countryside and world famous golf courses there is everything one could wish for within close proximity.

Extras: All fitted carpets, light fittings, curtains, the kitchen appliances, summerhouse and greenhouse. Given the property does require upgrading all appliances and the central heating boiler will be sold as seen with no warranties or guarantees as to their working condition.

Entry: Negotiable
Council Tax: Band F

Price: House:
Offers Over £595,000

Garage:
Offers Over £50,000

VIEWINGS

To arrange a viewing, please contact Ennova Estate Agents on 0131 662 1234.



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 floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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