



17 Rosefield Avenue, Portobello
Edinburgh, EH15 1AT

A

"17 Rosefield Avenue is an impressive semi-detached family home, enjoying a peaceful locale in the sought after conservation area of Portobello"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE









LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.



DESCRIPTION

17 Rosefield Avenue is an impressive semi-detached family home, enjoying a peaceful locale in the sought after conservation area of Portobello, within a short walk of the vast amenities on the Portobello High Street, promenade and beach. Early viewing is highly recommended. Offering spacious, well laid out family accommodation over ground and first floor, the property comprises: entrance vestibule; welcoming reception hallway with storage cupboard and return staircase; bright and spacious front facing living room; modern kitchen with ample floor and wall mounted storage cupboards; dining room with Patio doors leading to the enclosed southeast facing rear garden; generous double bedroom 1 with ample wardrobe space and ensuite shower room off; double bedroom 2 with wardrobe space; double bedroom 3 with wardrobe space; family bathroom with shower over bath and a downstairs WC which completes the accommodation on offer. Externally, the property benefits from a front and rear garden, with the rear boasting a decked patio area which is perfect for entertaining within the summer months. The property further benefits from gas central heating; double glazing; front and rear private gardens and rarely available garage.

EPC RATING

The energy efficiency rating for this property is band C

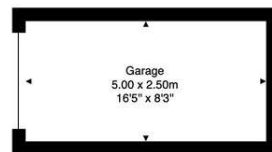
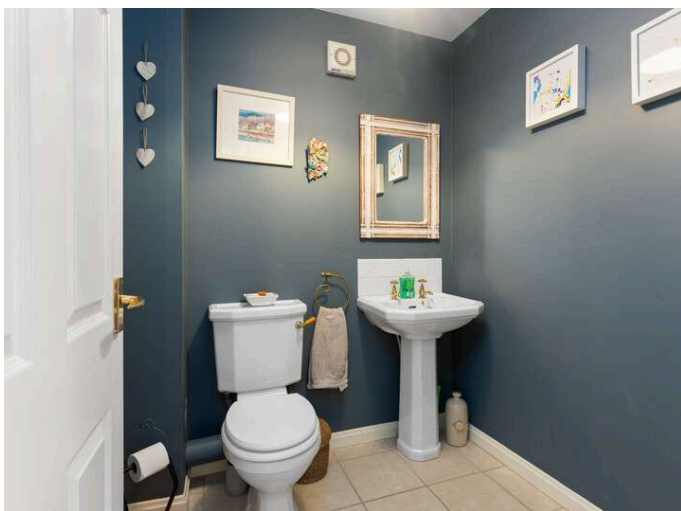
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 138.9 m² ... 1495 ft²

All measurements are approximate and for display purposes only



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



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