



**10 East Brighton Crescent**  
Edinburgh, EH15 1LR

A

# "10 East Brighton Crescent is a five-bedroom Georgian home, enjoying a peaceful crescent setting"

- ENTRANCE HALL
- HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BEDROOM FIVE/UTILITY ROOM
- BATHROOM
- GAS CENTRAL HEATING
- SINGLE GLAZING
- PRIVATE DRIVEWAY





10 East Brighton Crescent, Portobello, Edinburgh, EH15 1LR





### 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 five a side football pitches.

### COUNCIL TAX

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



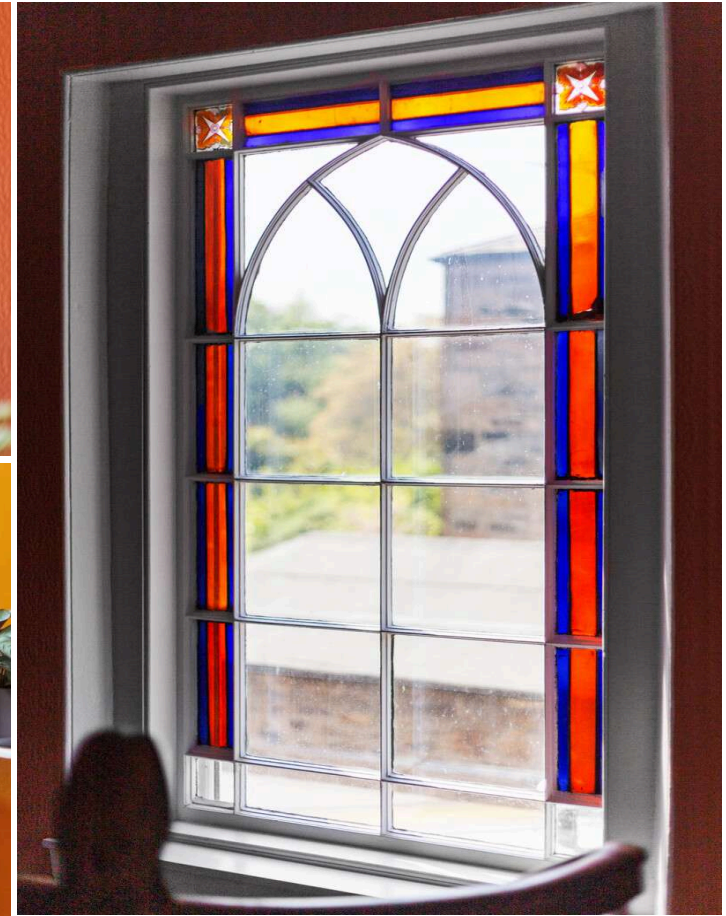
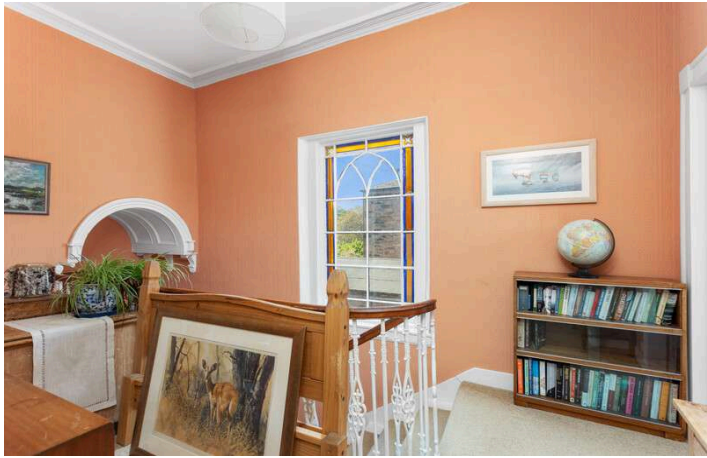
### DESCRIPTION

10 East Brighton Crescent is a five-bedroom Georgian home, enjoying a peaceful crescent setting with views across Brighton Park. Exuding immense character and charm over ground and first floor, early viewing is essential of this rarely available family home. The accommodation comprises: entrance vestibule; welcoming reception hallway; bright and spacious living room with ornate cornicing, beautiful feature fireplace which is enhanced by high ceilings and tall twin astragal windows; dining room, large enough to accommodate a table and chairs for 10; large kitchen / dining room with patio doors leading to the enclosed south facing walled garden; front facing double bedroom 3; shower room with electric shower; versatile bedroom 5; carpeted return staircase with wrought iron balustrade leading to the first floor landing; double bedroom 1 with open views from the twin astragal windows; rear facing double bedroom 2; rear facing single bedroom 4 and family bathroom which completes the accommodation on offer. Externally, the property boasts a low maintenance front garden adjacent to a private driveway, leading to a side gate with access to the expansive rear garden, mostly laid to lawn, offering superb privacy and seclusion. Further benefits include: gas central heating; single glazing and shared cellar

The energy efficiency rating for this property is band E

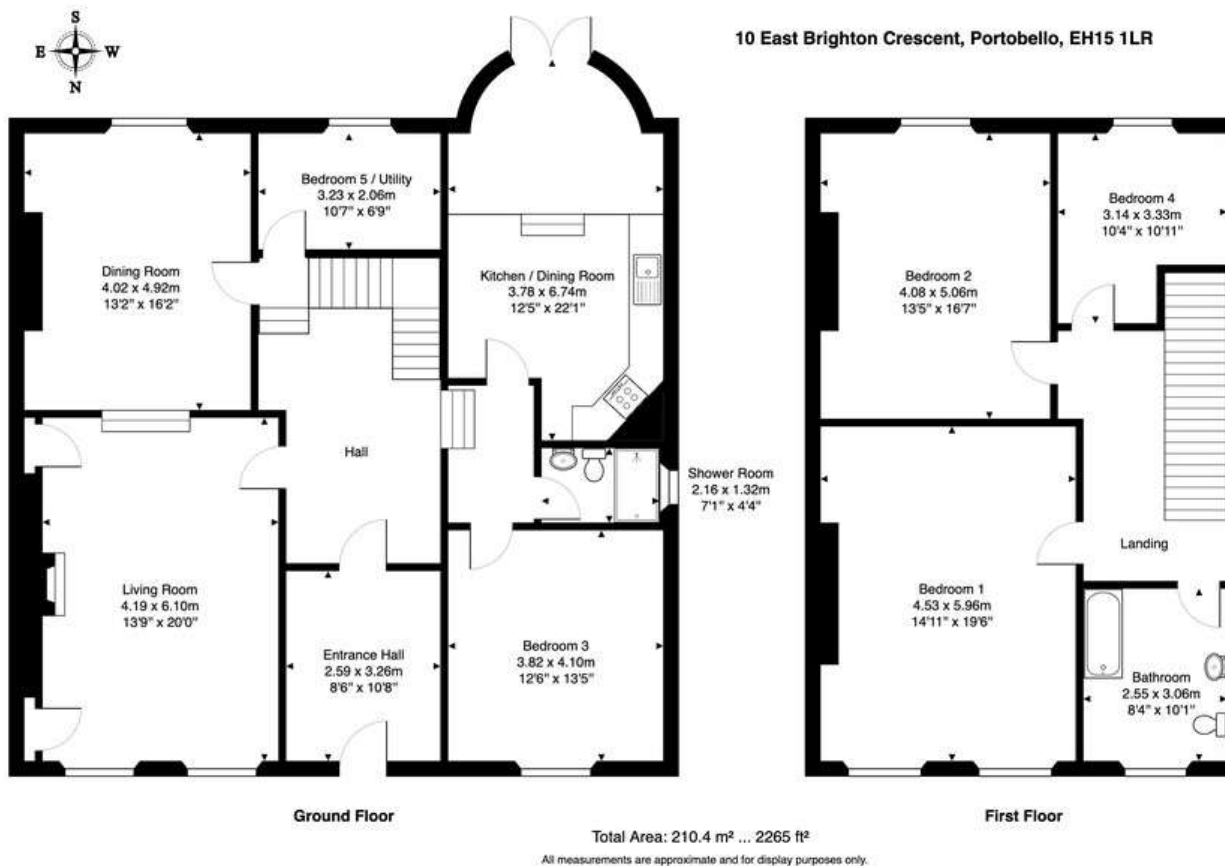
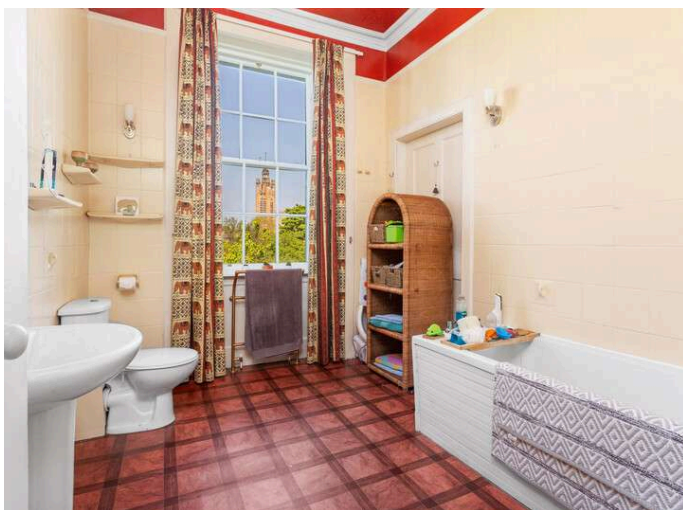
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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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