



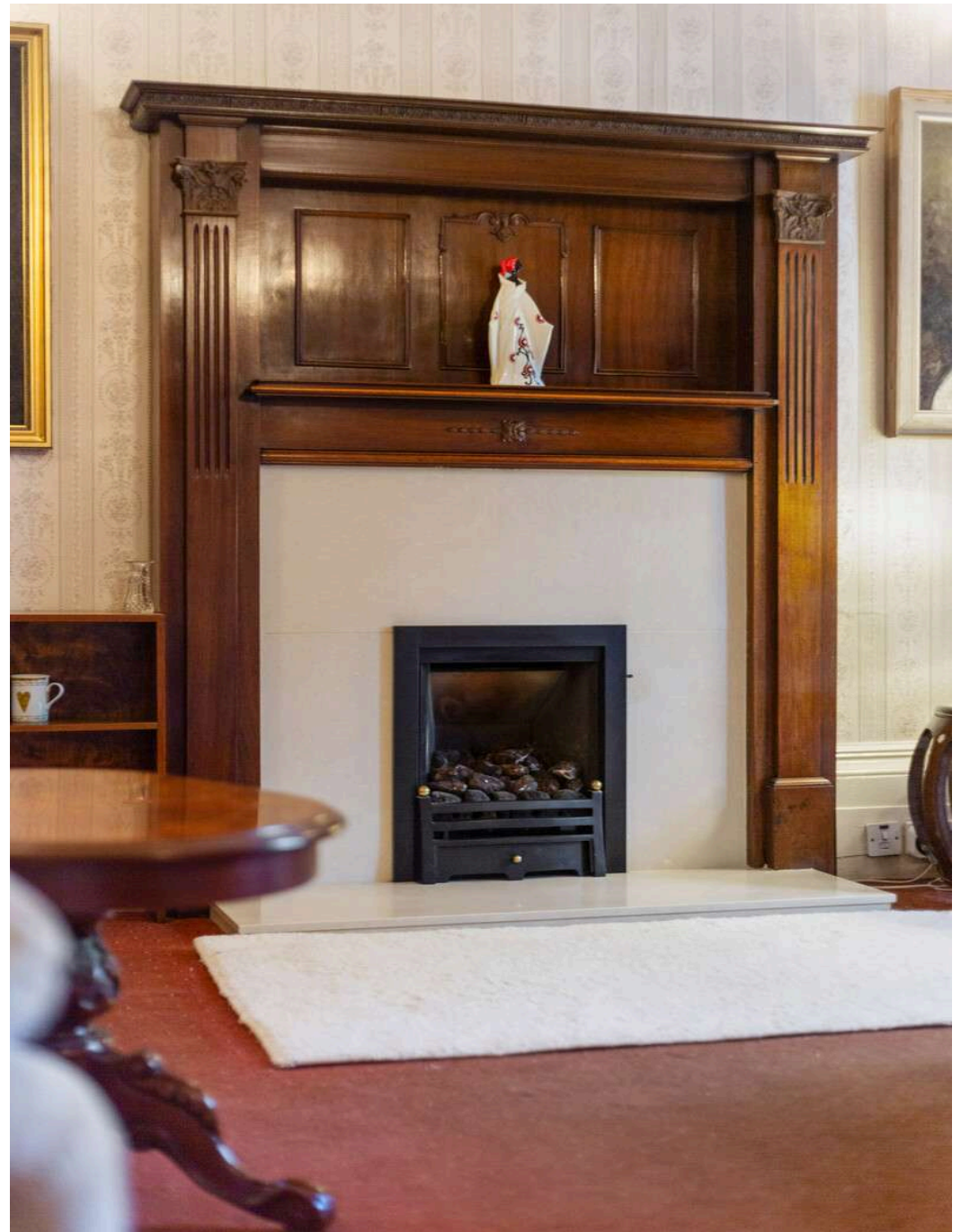
**15 Pittville Street, Portobello,
Edinburgh, EH15 2BZ**

A

"15 Pittville Street is an impressive and spacious main door villa covering the whole ground floor, part of a converted mansion house"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- FRONT & REAR GARDENS
- ON STREET PARKING
- CLOSE TO BEACH





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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

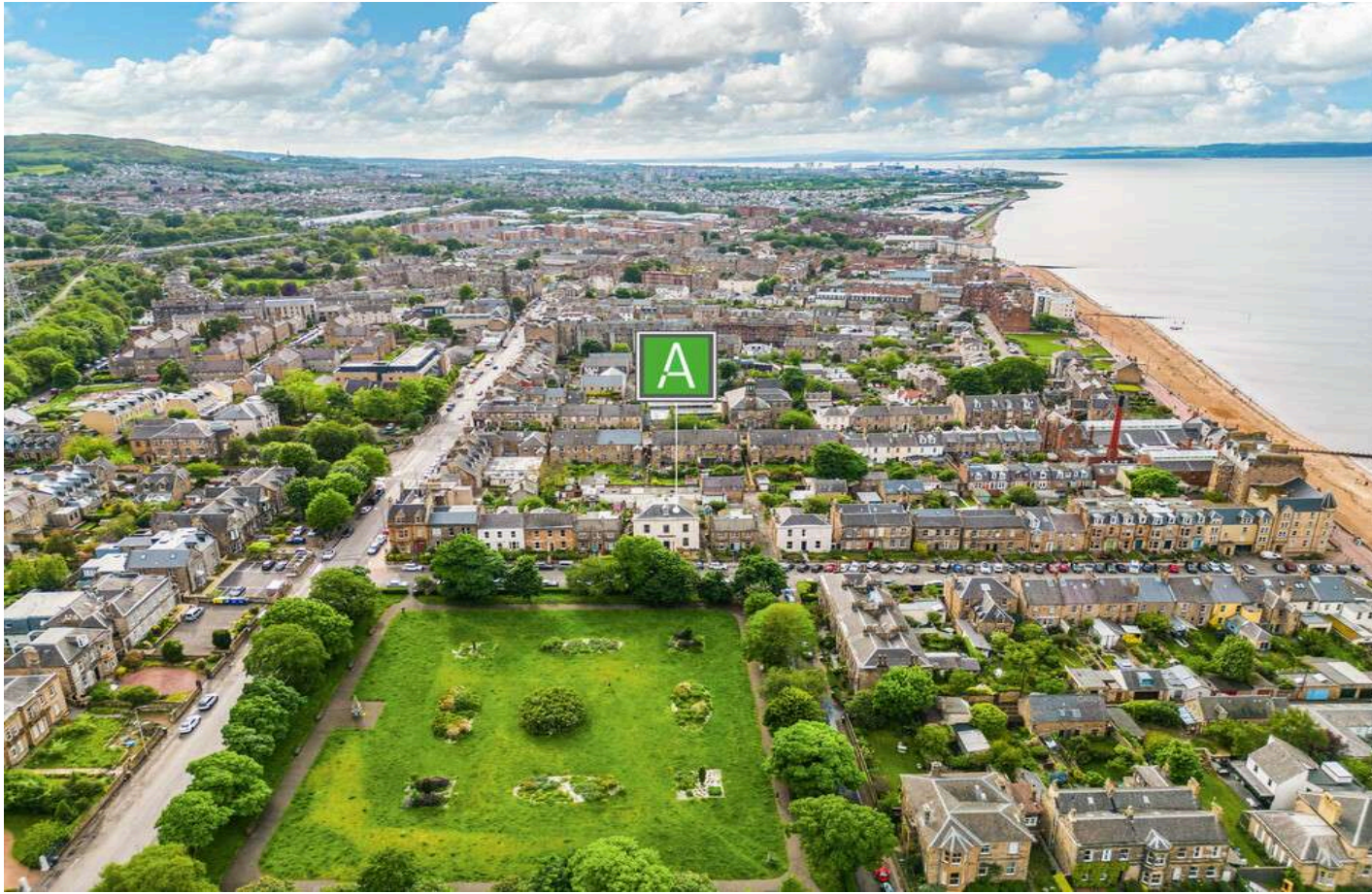
It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

15 Pittville Street is an impressive and spacious main door villa covering the whole ground floor, part of a converted mansion house, situated in the highly desirable Portobello district. Located on one of the most sought-after streets in the area, just a stone's throw from the beach and promenade, this rarely available B-listed Georgian building exudes tremendous charm and character, making early viewing essential. The property features steps leading to an elevated open porch flanked by Greek Doric fluted columns, guiding you to the main entrance. The generous accommodation comprises: entrance vestibule; a welcoming inner hallway; a drawing room with approximately 4m high ceilings, intricate ornate corning, astragal windows and a fireplace; dining room large enough to accommodate a table and chairs for eight; bespoke fitted kitchen to the rear with an impressive mezzanine area for storage; front-facing bright and spacious double bedroom 1 with views across Abercorn Park, ample fitted bespoke wardrobes and an en-suite shower room; rear-facing double bedroom 2 with fitted wardrobes; double bedroom 3 with fitted wardrobes and a family bathroom with whirlpool bath and separate shower cubicle which completes the accommodation on offer. Externally, there is an enclosed low-maintenance front garden and a west-facing private rear garden that offers seclusion with mature foliage, featuring a variety of expansive shrubs and plants that provide year-round colour and a waterfall feature. Additional benefits include gas central heating; sash and case single glazing; attic space; cellar space and ample on-street parking. The area also offers excellent local schooling options at both primary and secondary levels, with particular mention of Towerbank Primary, which is within the catchment area. The energy efficiency rating for this property is band D.



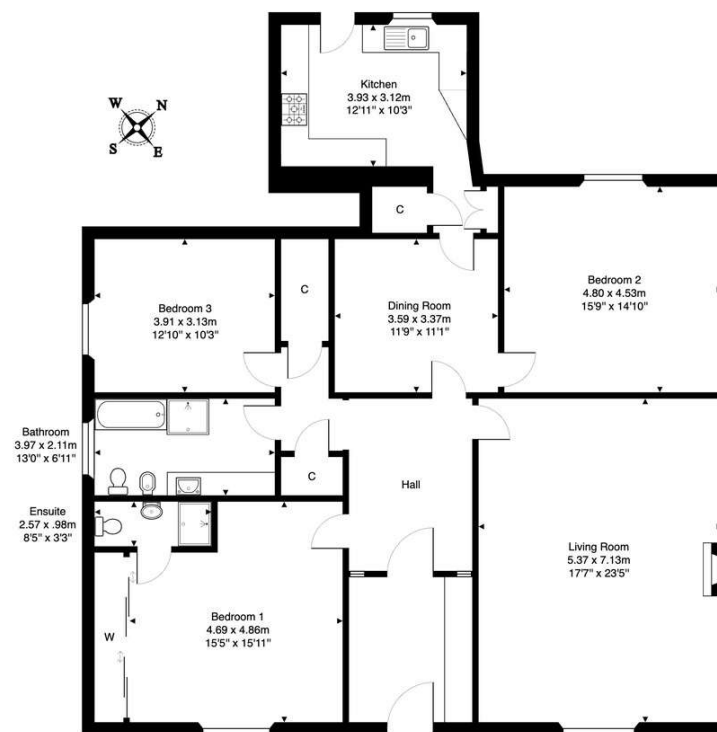


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

Total Area: 170.3 m² ... 1833 ft²

All measurements are approximate and for display purposes only.

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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