



9 Abercorn Terrace
Edinburgh, EH15 2DD



"9 Abercorn Terrace is a substantial lower villa set within a converted Townhouse with many period features"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- SASH & CASE WINDOWS
- DRIVEWAY
- FRONT & REAR GARDENS





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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. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

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



DESCRIPTION

9 Abercorn Terrace is a substantial lower villa set within a converted Townhouse with many period features, situated in the highly desirable Portobello district. Located on one of the most sought-after streets in the area, just a short walk to the beach and promenade, this rarely available Victorian building exudes tremendous charm and character, making early viewing essential.

The generous accommodation comprises: entrance vestibule with encaustic tiling; welcoming T shaped hallway with cupboard space; bright and spacious living room with magnificent bay window and working shutters, ornate corning, two storage cupboards and a feature fireplace with a gas coal effect fire; large dining room with space for a substantial table and 8 chairs leading to bespoke fitted kitchen with door to rear garden and utility room off; double bedroom 1 with en-suite shower room; double bedroom 2 with Press; double bedroom 3 and fully tiled shower room with heated towel rail completes the accommodation on offer.

Externally, there is an enclosed low-maintenance front garden and a south-facing private decked rear garden that offers seclusion with mature foliage, featuring a variety of expansive shrubs and plants that provide year-round colour. Additional benefits include gas central heating; double glazing; external store and extensive driveway allowing for off-street parking.

EPC RATING

The energy efficiency rating for this property is band D

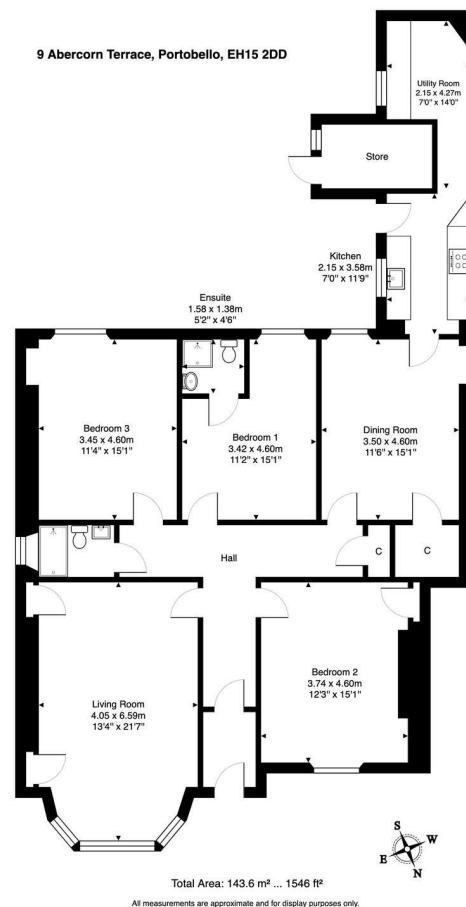
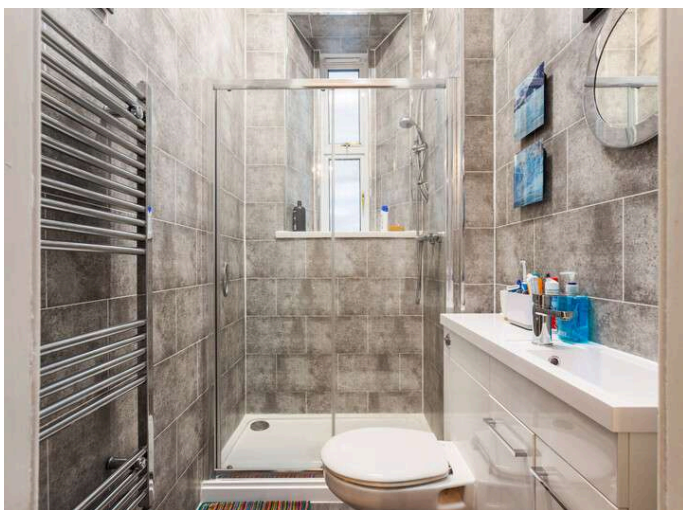
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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



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