

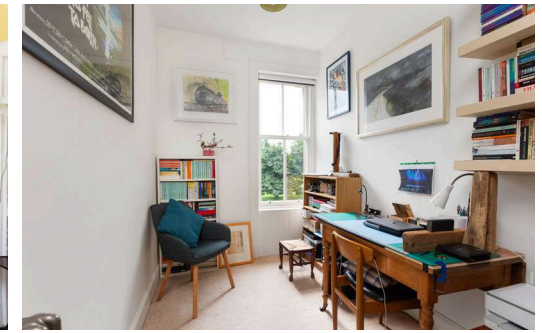
**21 Pittville Street**  
Edinburgh, EH15 2BZ

**A**

# "21 Pittville Street is an impressive and exceptionally spacious Victorian extended semi-detached house"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- STUDY / BEDROOM 3
- BATHROOM
- SHOWER ROOM
- FRONT & REAR GARDENS
- UNRESTRICTED STREET PARKING
- SHORT WALK TO BEACH
- EXCELLENT LOCAL AMENITIES
- TOWERBANK CATCHMENT AREA





## 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 nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, Puregym, King's Manor Hotel and Edinburgh College. 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

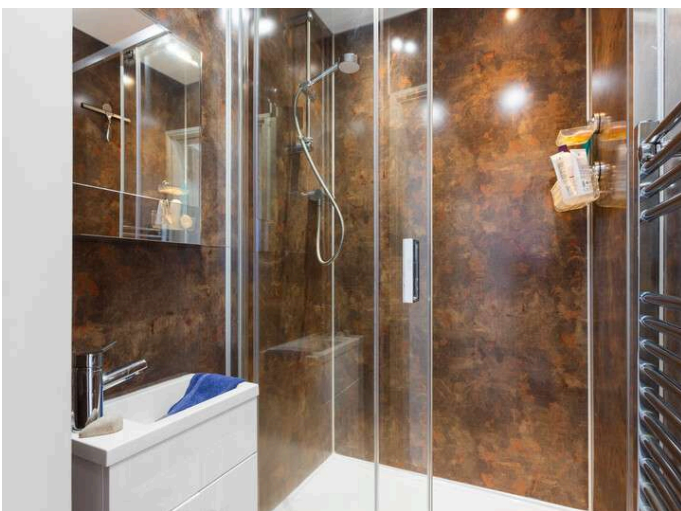
21 Pittville Street is an impressive and exceptionally spacious Victorian extended semi-detached house, ideally situated in a highly sought-after street within a few minutes' walk of Portobello beach, promenade and high street.

The charming and rarely available accommodation comprises: entrance vestibule; welcoming inner hallway; bright and generously proportioned living room with bay window, feature wood burning stove and shelved recess; dining room with borrowed light from kitchen and cupboard off; well-equipped kitchen with skylight allowing natural daylight to flood in, WC off and access to enclosed rear garden; stair to upper landing with skylight and two cupboards off; sizeable front facing double bedroom 1 with twin windows offering views over Abercorn Park and shelved recess; rear facing double bedroom 2; study / single bedroom 3; bathroom with twin windows and separate shower room with mains operated shower. Further benefits include: gas central heating; front garden with mature shrubs; enclosed rear garden with a variety of shrubs; excellent local schooling options at both primary and secondary levels, with particular mention of Towerbank Primary, which is within the catchment area; great local amenities and transport links.

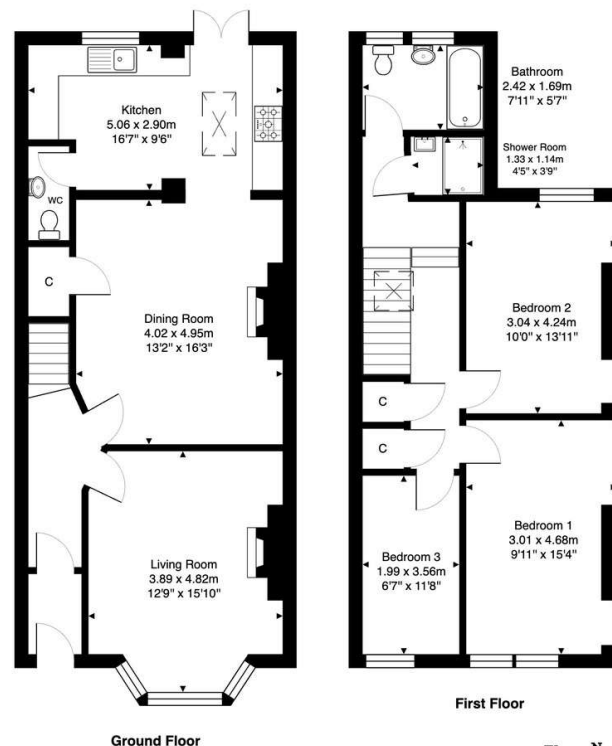
## EPC RATING

The energy efficiency rating for this property is band D.

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.



21 Pittville Street, Portobello, EH15 2BZ



Total Area: 117.3 m<sup>2</sup> ... 1262 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**A** ANNAN  
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