



**14 Straiton Place**  
**EDINBURGH, EH15 2BQ**





# "Straiton Place is a rarely available 5-bedroom detached cottage in an enviable position, offering stunning views of the Firth of Forth"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING ROOM
- KITCHEN/DINING/SITTING
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BEDROOM FIVE (DOUBLE)
- BATHROOM
- SHOWER ROOM
- W.C
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS















## 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

Straiton Place is a rarely available 5-bedroom "B" Listed detached cottage in an enviable position, offering stunning views of the Firth of Forth and across to Fife. With its generous proportions both inside and out, this property is an ideal family home, making early viewing a must. The accommodation includes: entrance vestibule featuring traditional encaustic floor tiles; welcoming hallway; living room with beautiful northerly views, astragal windows with working shutters, and an ornate fireplace with an open flame gas fire; off the living room, a sitting room overlooks the enclosed, south-facing rear garden and has an additional fireplace; front-facing double bedroom 1 with working shutters; rear-facing bedroom 2, also with working shutters; WC; staircase leading to the ground floor where you'll find an impressive and generously sized kitchen diner with ample storage; three additional double bedrooms, offering a great degree of versatility; family bathroom with three-piece white suite and a separate shower room with a mains-fed shower which completes the accommodation on offer. Outside, the property boasts a low maintenance, gated front garden with mature shrubs and an extensive rear garden, mainly laid to lawn, with a patio area perfect for alfresco dining. Additional features include gas central heating with a recently installed system; a sizable floored attic with a Ramsey ladder, and unrestricted street parking. The area is well-served by local amenities, a variety of sporting activities and venues, and regular transport links, including Brunstane Station, with easy access to the A1, City Bypass, and beyond. The property is located in a conservation area. The energy efficiency rating for this property is band D.













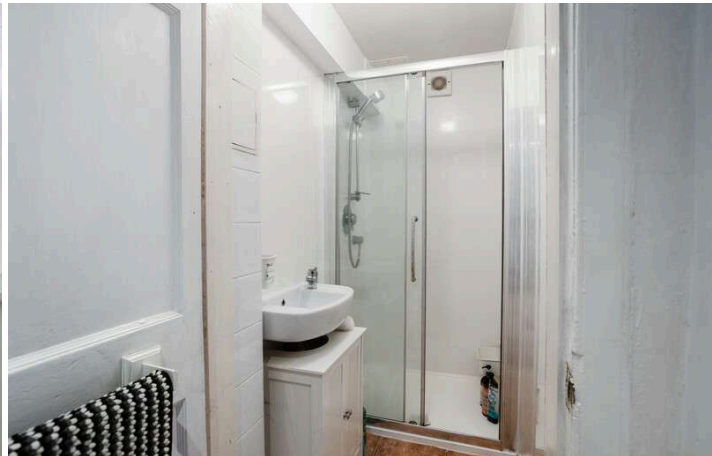
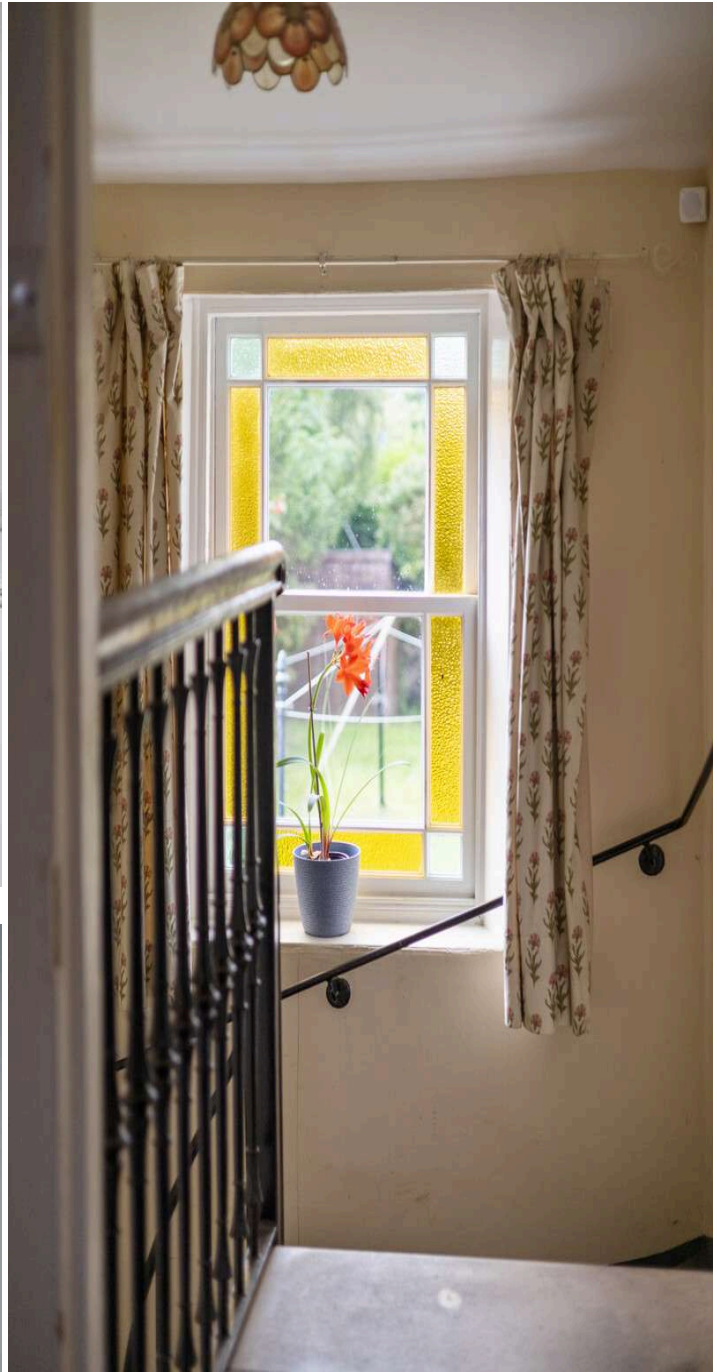


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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

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