



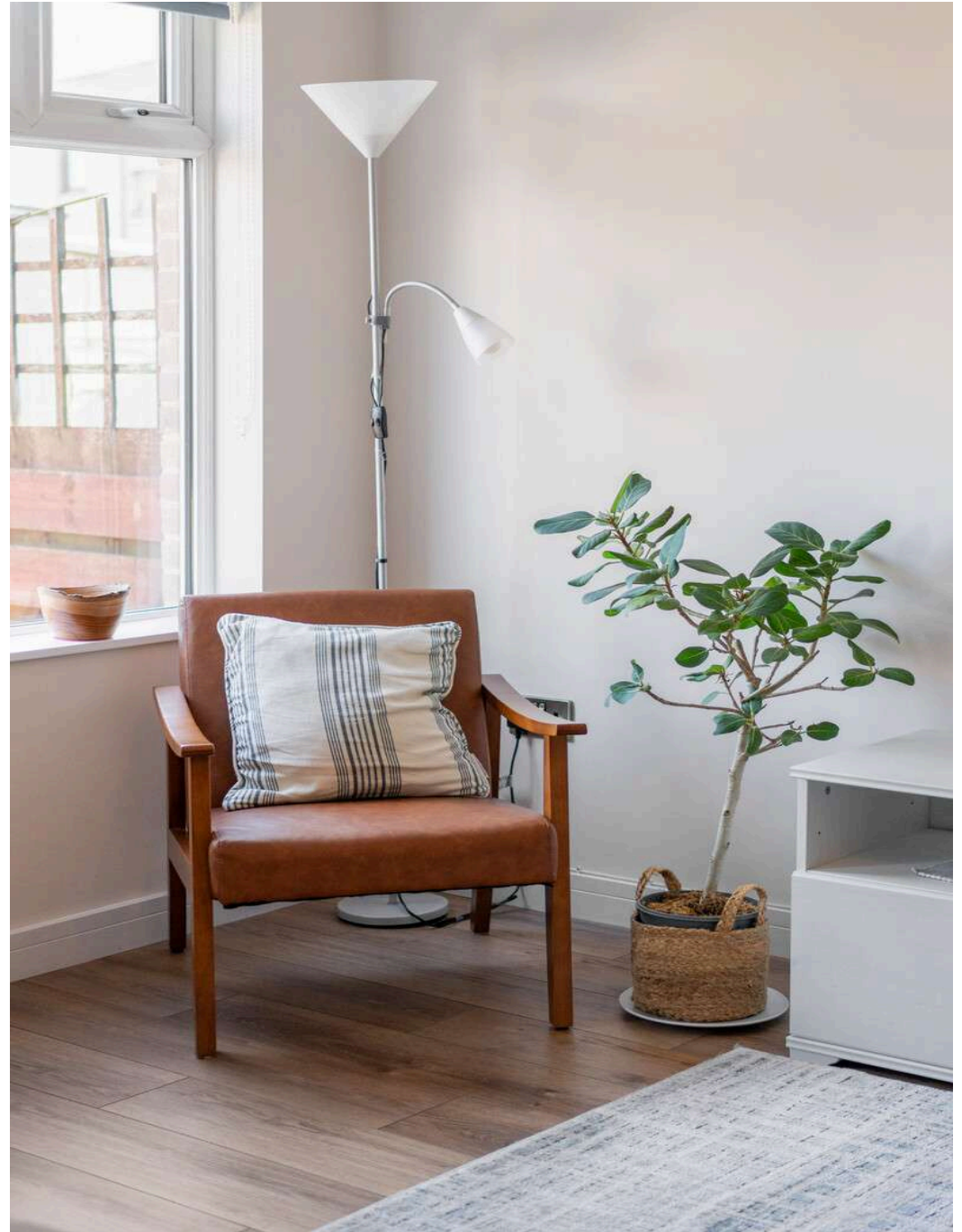
3 Harbour Place
Edinburgh, EH15 1TQ



"3 Harbour Place is an immaculate two-bedroom terraced house located in a peaceful residential cul-de-sac"

- ENTRANCE HALL
- LIVING/DINING/KITCHEN
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO BEACH









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 along 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 C, however, please check with the local authority.



DESCRIPTION

3 Harbour Place is an immaculate two-bedroom terraced house located in a peaceful residential cul-de-sac, just a short walk from Portobello beach, Promenade and the High Street. Extensively upgraded by the current owner with exceptional attention to detail, early viewing is essential. The accommodation comprises: a welcoming entrance hall with an under-stair storage cupboard; bright and spacious open-plan living room/kitchen/diner to the rear, featuring ample storage with both floor and wall-mounted units, integrated appliances, and French doors leading to the enclosed, low-maintenance rear garden with sea views; and a WC which completes the ground floor. A carpeted return staircase leads to the upper landing, which offers: two additional storage cupboards; double bedroom 1 with built-in wardrobe space and sea view; double bedroom 2 also with built-in storage and a sea view as well as allowing access to the attic space; and a modern family bathroom with a separate walk in, double shower cubicle and mains-fed shower. Externally, the property offers a private enclosed garden, ideal for entertaining, as well as direct access to Bridge Street for easy access to the promenade. Additional features include gas central heating, double glazing, residents' parking and within catchment to the well-regarded Towerbank Primary School.

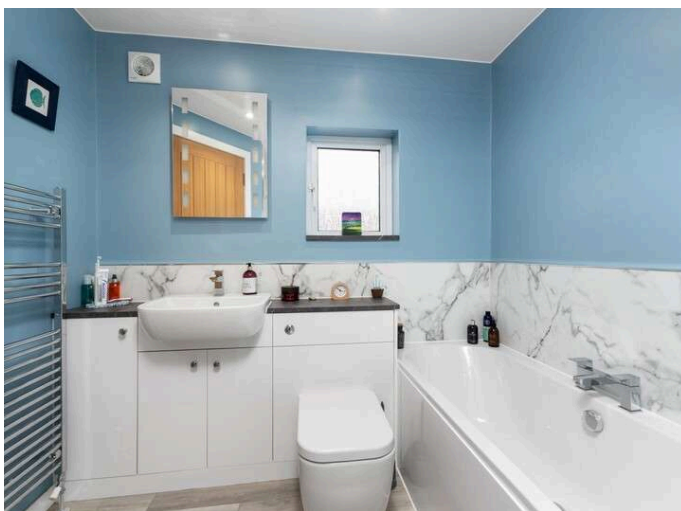
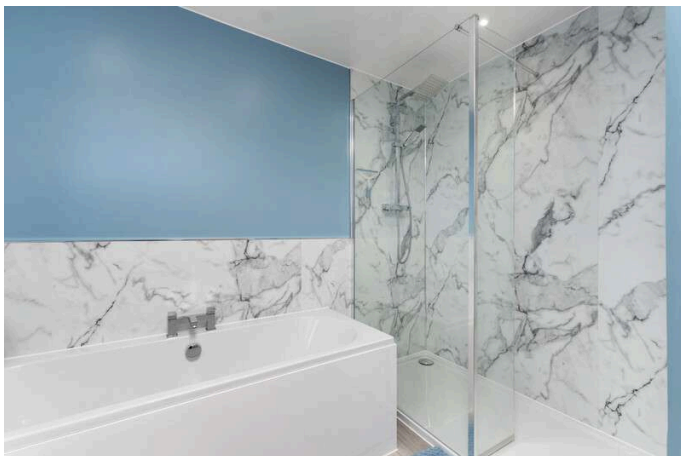
EPC RATING





3 Harbour Place, Portobello, Edinburgh, EH15 1TQ

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



First Floor

Total Area: 80.0 m² ... 861 ft²

All measurements are approximate and for display purposes only.



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