



12 Rosefield Street
Edinburgh, EH15 1AY

A

"12 Rosefield Street is a generously proportioned four double bedroom end terraced Victorian cottage"

- ENTRANCE VESTIBULE
- LIVING ROOM
- SITTING / DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- SHOWER ROOM
- WC
- FRONT & REAR GARDENS
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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

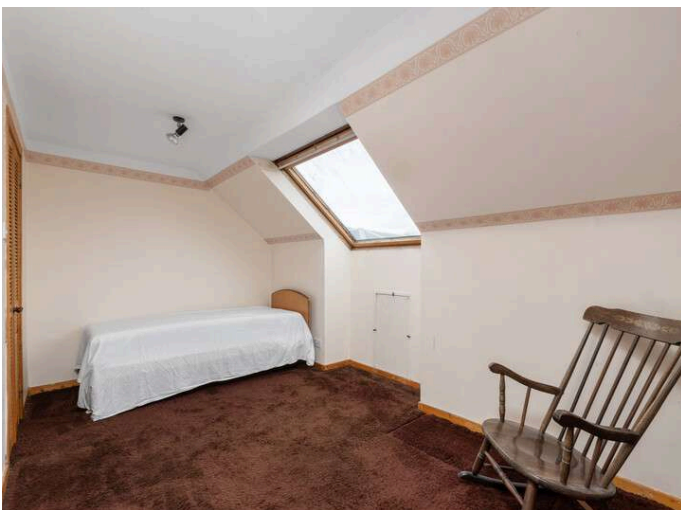
12 Rosefield Street is a generously proportioned four double bedroom end terraced Victorian cottage, situated in the highly sought after Portobello district. The accommodation offers a flexible layout and comprises: entrance vestibule; hallway; bright and spacious living room with bay window; sitting room / dining room with Edinburgh Press cupboard; kitchen with dual aspect windows and access to rear garden; conservatory; good sized double bedroom 1 with built-in wardrobe space; double bedroom 2; wet shower room with mains operated shower; WC; stair to upper landing with Velux window and double bedrooms 3 & 4 both with Velux windows.

Further benefits include: gas central heating; low maintenance front garden; sizeable enclosed south-west facing rear garden offering excellent potential for extension subject to local planning permission; unrestricted street parking; excellent local amenities including a short walk to Figgate Park and Portobello High Street and great transport links.

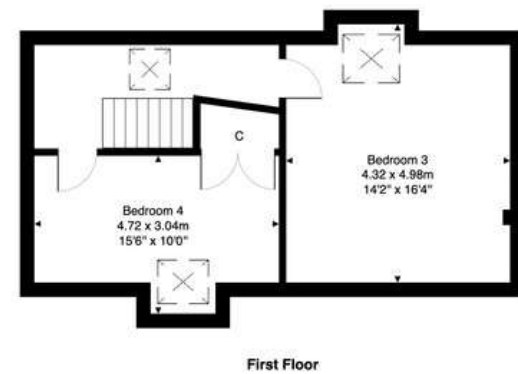
EPC RATING

The energy efficiency rating for this property is band E

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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Total Area: 155.7 m² ... 1676 ft²

All measurements are approximate and for display purposes only.



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