



1A Elcho Terrace
Edinburgh, EH15 2EF

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"Elcho Terrace is a two bedroom traditional upper villa, situated in a highly sought after residential street in Portobello"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED PRIVATE GARDEN
- OVERLOOKING ABERCORN PARK
- SHORT WALK TO BEACH
- 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 D, however, please check with the local authority.



DESCRIPTION

Elcho Terrace is a two bedroom traditional upper villa, situated in a highly sought after residential street located a short walk from Portobello beach and overlooking the tranquil Abercorn Park.

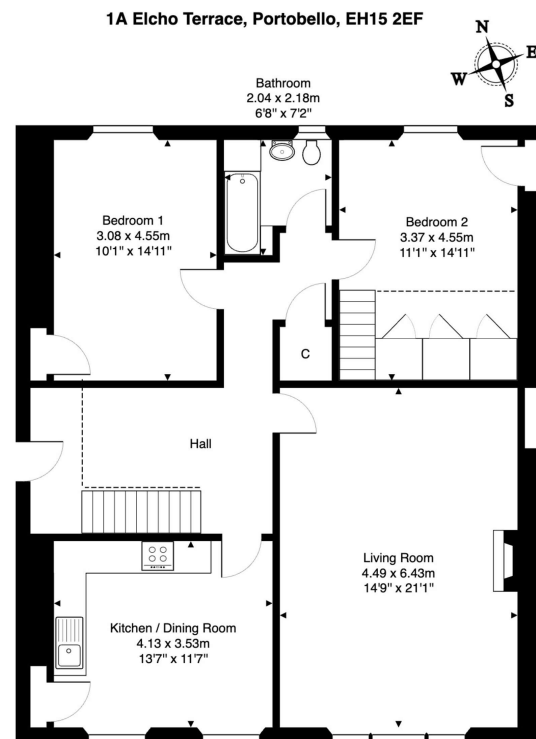
The impressive accommodation comprises: welcoming entrance hallway with under stair cupboard; bright and generously proportioned front facing living room with beautiful views, ornate cornicing, ceiling rose and feature fireplace; spacious and well equipped dining kitchen with twin windows allowing natural daylight to flood in and Edinburgh Press cupboard; double bedroom one with sea view; double bedroom 2 with built in raised cabin bed with fitted storage underneath and bathroom with mains operated shower over bath.

Further benefits include: gas central heating; single glazing; enclosed private front garden with mature shrubs and patio area; unrestricted street parking; excellent local amenities and great transport links. There is off street parking subject to planning consent.

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.



First Floor

Total Area: 106.9 m² ... 1151 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

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

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zoopla

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