

7 (IF) Stanley Street
Edinburgh, EH15 1JJ

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"7 (1F) Stanley Street is a bright, spacious and contemporary double upper villa, which is in move in condition."

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT 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

7 (1F) Stanley Street is a bright, spacious and contemporary double upper villa, which is in move in condition.

Entered through a communal vestibule, the accommodation comprises: carpeted stair to first floor landing with deep cupboard off; inviting living / dining / kitchen with light flooding in through the bay window and kitchen window; sanded and sealed floor boards; marble mantelpiece with log burner and ornate corning; double bedroom 1 with Edinburgh Press to the rear; double bedroom 2 to the rear; bathroom with mains shower over the bath and window; carpeted return staircase with cupula; double bedroom 3 with coombed ceiling and two Velux windows, double bedroom 4 with coombed ceiling and two Velux windows and shower room with mains shower cubicle and Velux window.

Further benefits are gas central heating, double glazing, unrestricted on street parking, close walking distance to Figgate Park, Portobello Park, Brighton Place Park, on to Portobello High Street itself where there is eclectic mix of shops and Portobello Beach / Promenade. A short drive you can be at Fort Kinnaird Retail Park and the A1, city bypass, Edinburgh Airport and beyond.

EPC RATING

The energy efficiency rating for this property is band D

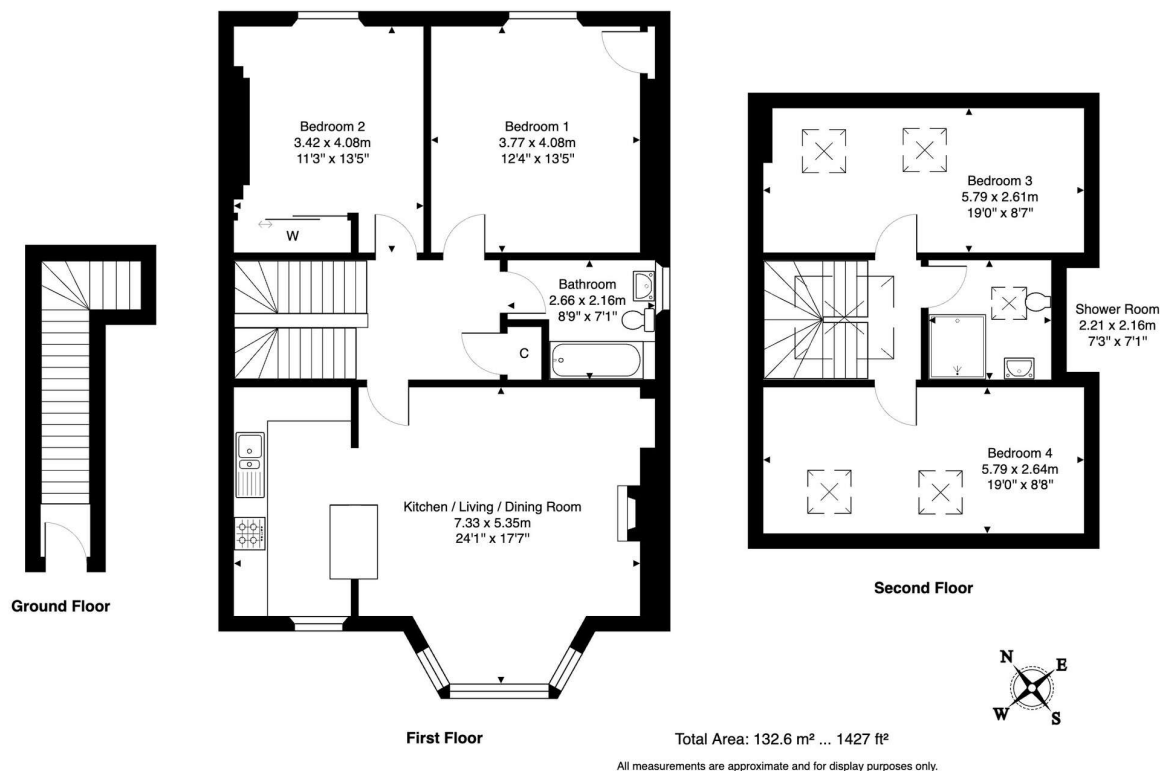




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