

11/2 John Street
Portobello, Edinburgh, EH15 2EB

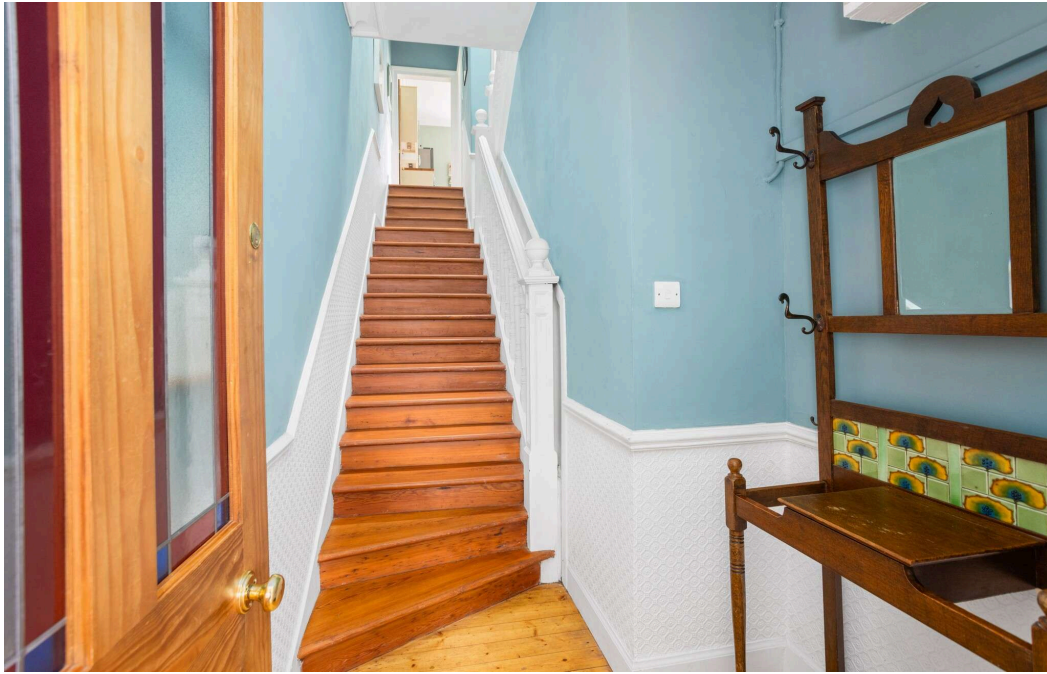
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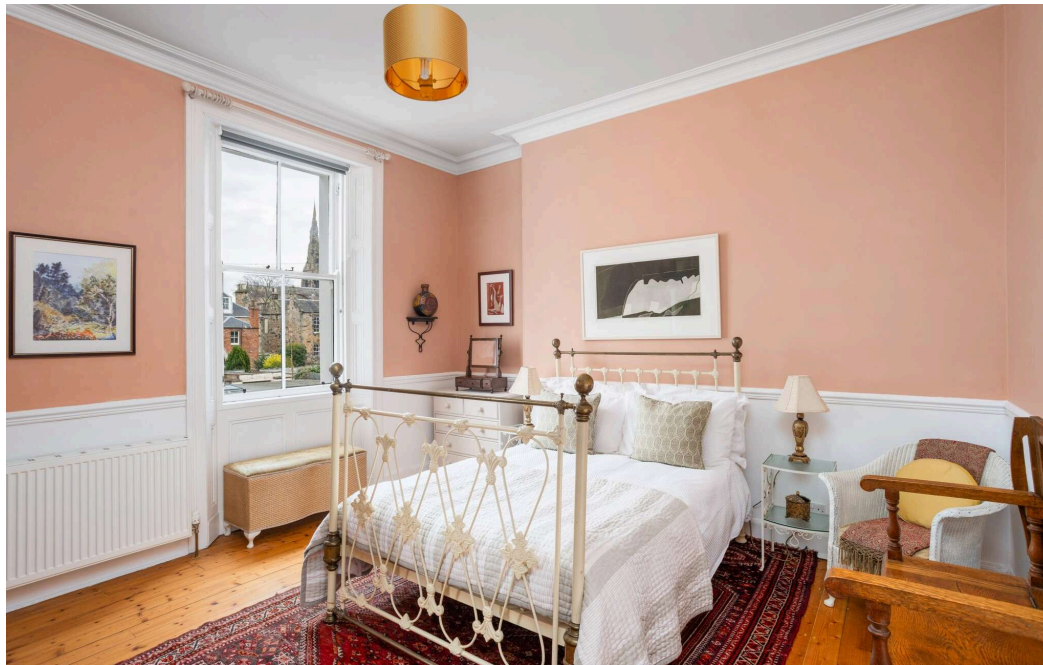
"John Street is a charming double upper villa situated on one of the most desirable streets in the area"

- SHARED HALL
- VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN / DINING
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- VIEWS OF BEACH & ABERCORN PARK
- PRIVATE REAR GARDEN
- ON STREET PARKING
- 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 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.

EPC Rating

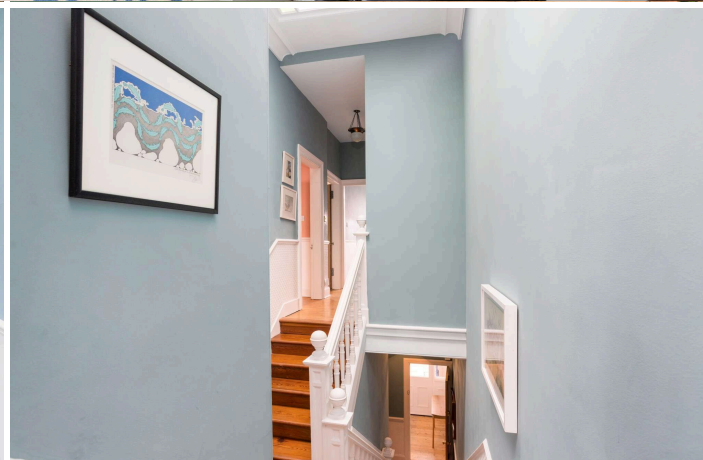
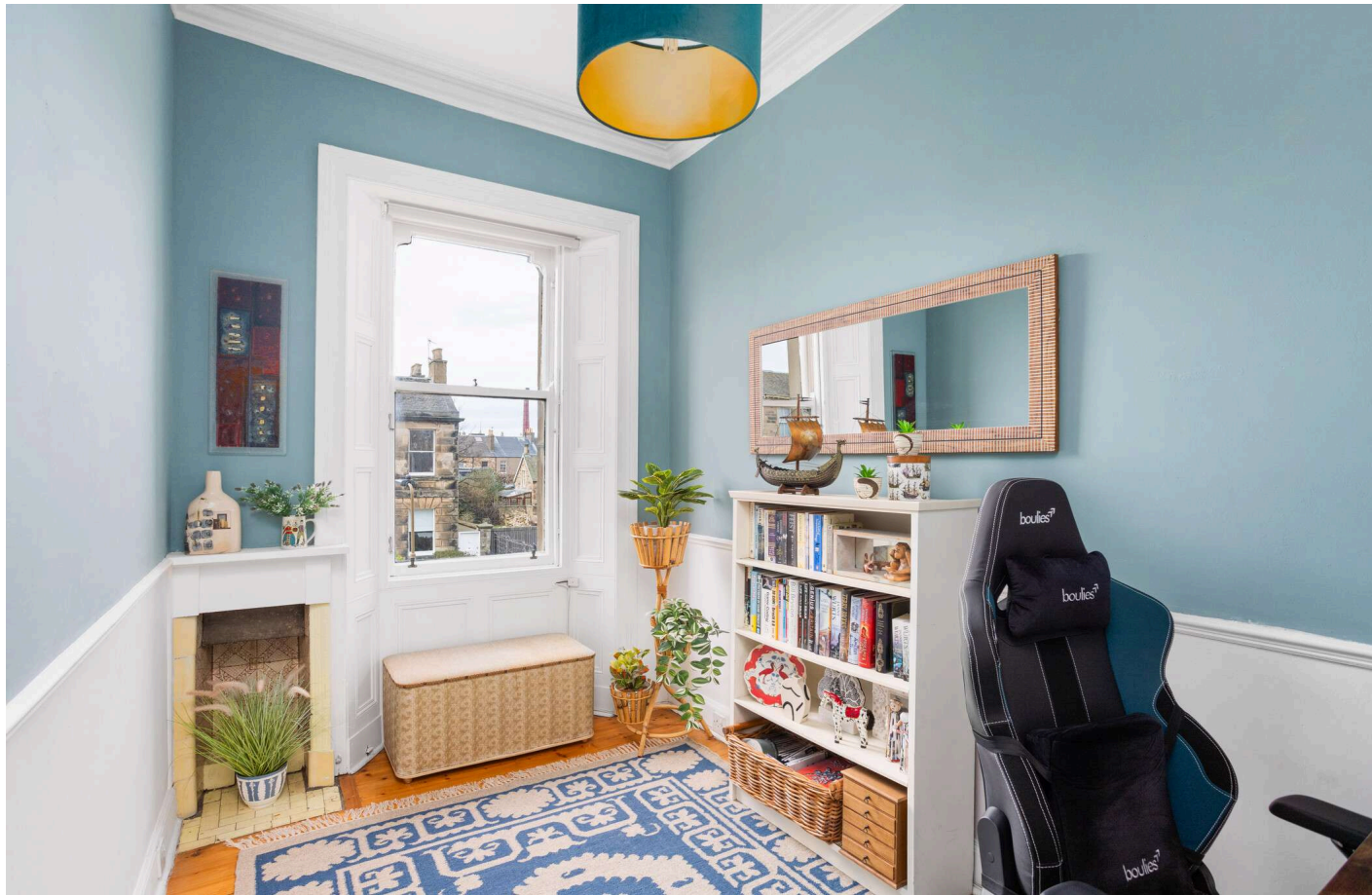
The energy efficiency rating for this property is band D



DESCRIPTION

John Street is a charming double upper villa situated on one of the most desirable streets in the area, just a short stroll from the beach and promenade. Recently redecorated throughout prior to marketing, this property combines impressive character and spacious living, both inside and out. Early viewing is highly recommended. The generous accommodation comprises: shared entrance vestibule with beautiful encaustic floor tiles, leading to an inner hall with access to a private staircase that ascends to the first-floor; front-facing bay-windowed living room offers a window seat to enjoy views of the Firth of Forth and Abercorn Park, along with an array of original features, such as ornate cornicing, ceiling rose, picture rail, original flooring and a feature fireplace; kitchen-diner with ample floor and wall-mounted units, and has direct access to a set of stairs leading to the private, enclosed, and low-maintenance garden; rear-facing double bedroom 2; versatile front-facing bedroom 3 and a family bathroom with shower over bath which completes the 1st floor. A staircase leads to the top floor where you'll find a bright and spacious double bedroom 1 with fitted wardrobe space and a further bay window with window seat, along with an ensuite shower room, completing the accommodation on offer. Externally, there is a private decked rear garden with summerhouse, that offers seclusion with mature foliage, a variety of expansive shrubs and plants that provide year-round colour. Additional benefits include gas central heating; partial double glazing and ample on-street parking.





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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