



3 New Tower Place
Edinburgh, EH15 ITS



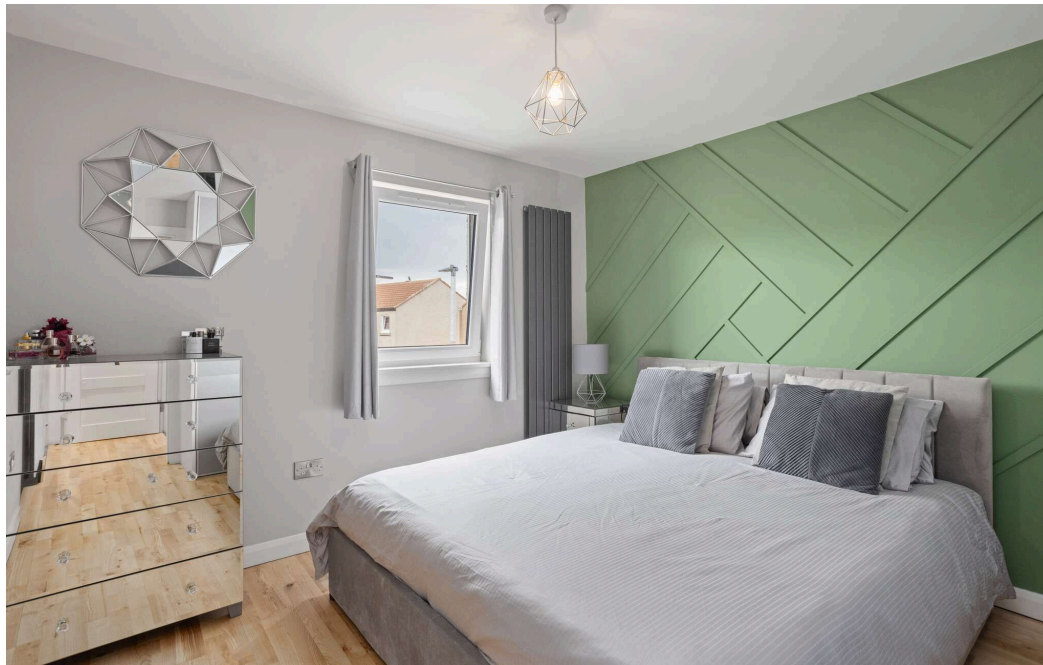
"3 New Tower Place is an immaculate two-bedroom end terraced home, nestled in a quiet residential cul-de-sac"

- ENTRANCE HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- RESIDENTS PARKING
- TOWER BANK SCHOOL CATCHMENT
- GOOD LOCAL AMENITIES









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.

EPC Rating - C

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 New Tower Place is an immaculate two-bedroom end terraced home, nestled in a quiet residential cul-de-sac just a short stroll from Portobello Beach, the Promenade, and the bustling High Street. Thoughtfully upgraded by the current owner with a superb eye for detail, this stylish property is offered in genuine walk-in condition, and early viewing is highly recommended. The accommodation comprises: bright entrance hallway featuring a useful under-stair storage cupboard; expansive open-plan living area combines lounge, kitchen, and dining spaces-perfectly designed for modern living, with Bi-fold doors opening directly onto a private, low-maintenance north-west facing garden. The contemporary kitchen is equipped with generous wall and base units, integrated appliances and a wine cooler.

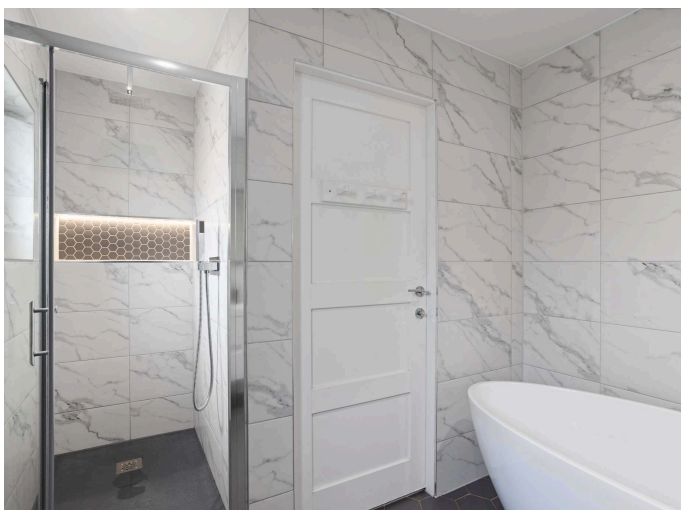
A staircase leads to the upper landing, where you'll find an additional storage cupboard; double bedroom 1 with built-in wardrobe; double bedroom 2 also includes integrated storage and a luxurious, fully tiled family bathroom completes the accommodation, boasting a freestanding feature bath and a separate double shower enclosure with a mains-fed shower. Externally, the enclosed rear garden features stylish composite decking and artificial lawn, perfect for entertaining and of low maintenance. Additional benefits include gas central heating, double glazing, residents' parking, and catchment within the sought-after Towerbank Primary School.

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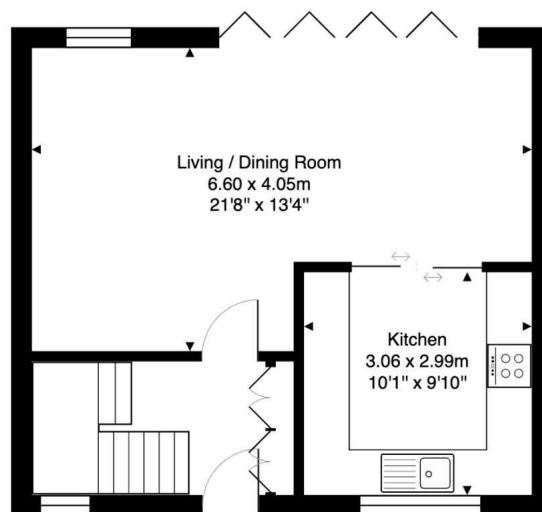




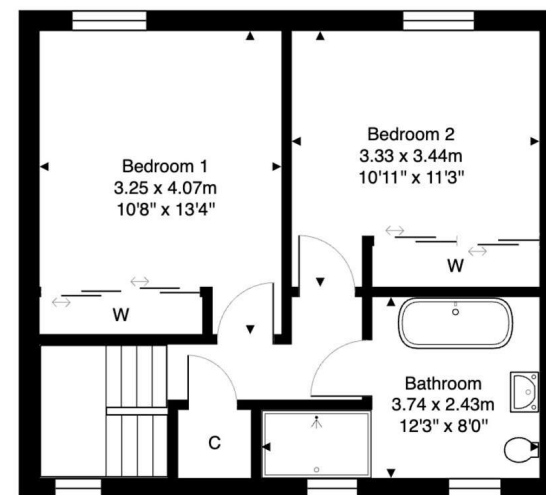
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Ground Floor



First Floor

Total Area: 80.7 m² ... 869 ft²

All measurements are approximate and for display purposes only.



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