

2, IF2 Lee Crescent
Edinburgh, EH15 1LW

A

"Elegant Victorian upper villa offers a rare opportunity to create a truly exceptional family home"

- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- PRIVATE REAR GARDEN
- ON STREET PARKING





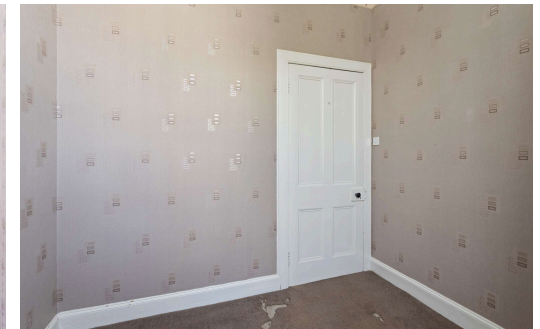
LOCATION

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 E, however, please check with the local authority.



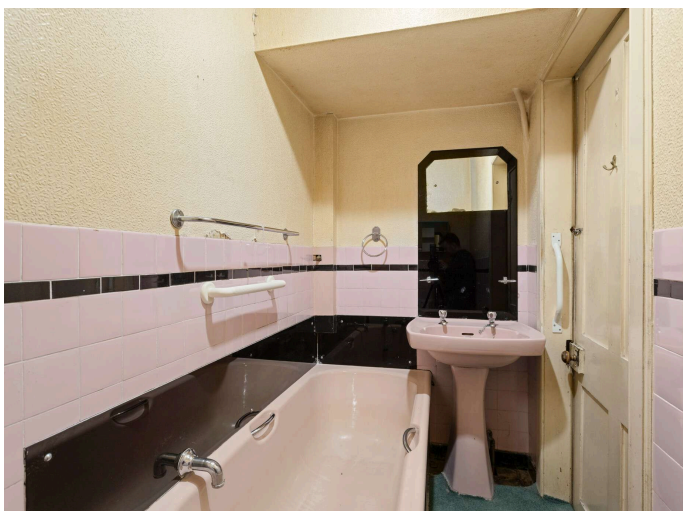
DESCRIPTION

Set on a quiet residential street in the heart of Portobello, this elegant Victorian upper villa offers a rare opportunity to create a truly exceptional family home. Just a short stroll from the famous Portobello Beach and the bustling High Street, with its superb selection of cafés, bars, and boutique shops, the property enjoys an enviable location combining seaside charm with urban convenience. Requiring modernisation, the property retains many original features and offers generous, flexible accommodation with excellent potential for renovation and personalisation. The accommodation comprises: welcoming entrance hallway; impressive bay-windowed living room with open southerly views across the bowling green; spacious kitchen/dining room, ideal for modern family living; front facing, generous double bedroom 1; two additional double bedrooms; bedroom 4 / home office and a family bathroom which completes the accommodation on offer. Additional benefits include private rear garden, gas central heating and unrestricted on-street parking.

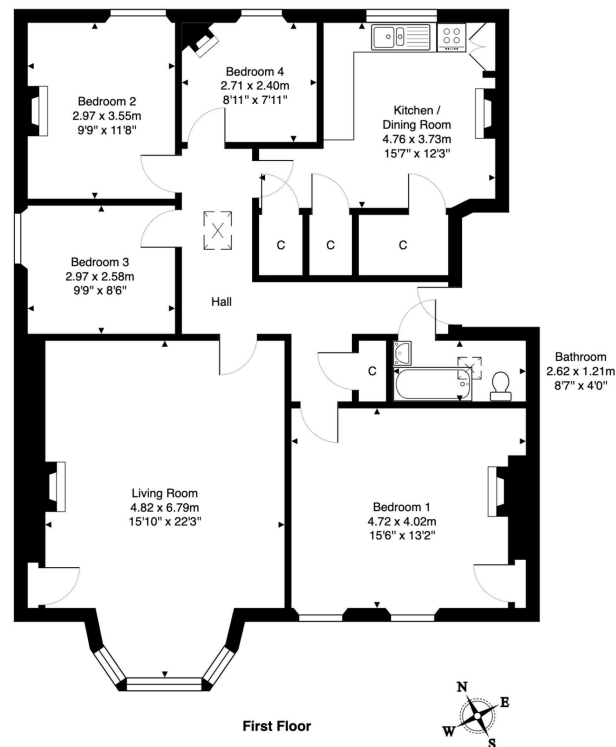
EPC RATING

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: 115.0 m² ... 1238 ft²

All measurements are approximate and for display purposes only.

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espc

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OnTheMarket

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