

**4/2 Stanley Street**  
Edinburgh, EH15 1JJ

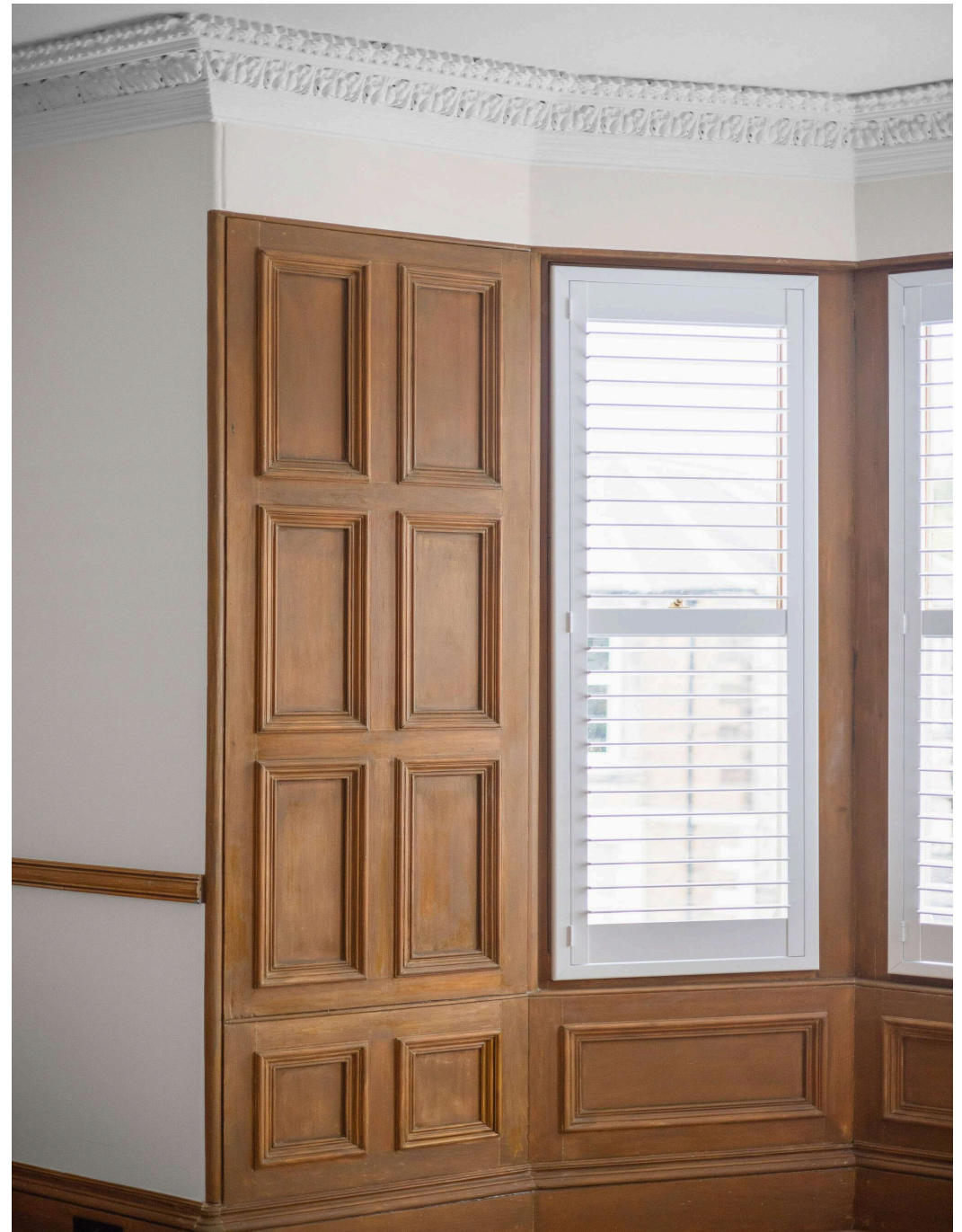
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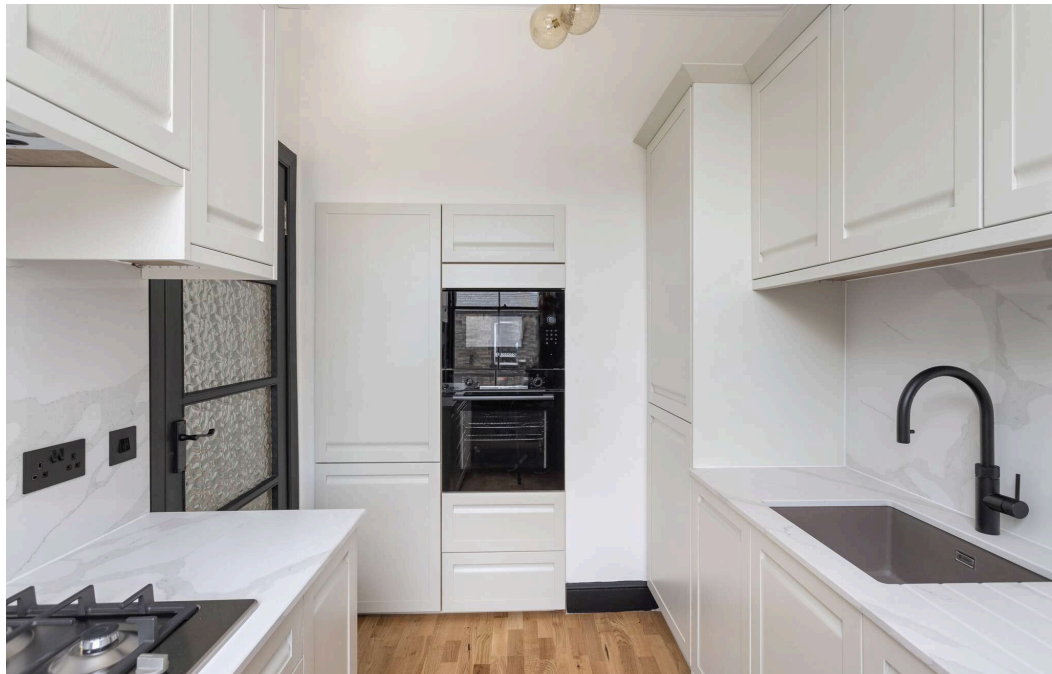
# *"4/2 Stanley Street is an impressive two bedroom upper terraced villa sits on a quiet street"*

- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- FLOORED ATTIC SPACE
- 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

4/2 Stanley Street is an impressive two bedroom upper terraced villa sits on a quiet street on the edge of popular Portobello. Set over the first floor, with shared entrance foyer and private entrance stair, the flat is characterized by exceptionally spacious proportions, tasteful contemporary enhancements and charming authentic features including stripped wood flooring and cornicing. Accommodation comprises: hallway with a deep cupboard; impressive living room, this remarkable space immediately illustrates the charm and grandeur on offer, a vast bay window with working shutters. In front of the bay window is the perfect dining area, conveniently situated next to the adjacent kitchen. A contemporary room with white floor and wall units and a host of integrated appliances; two generous double bedrooms enjoying a south-west aspect to the rear of the property and a chic bathroom with marble basin and mains shower over the bath.

Further benefits include a spacious loft area providing additional storage, gas central heating, double glazing and on street parking.

## EPC RATING

The energy efficiency rating for this property is band C.



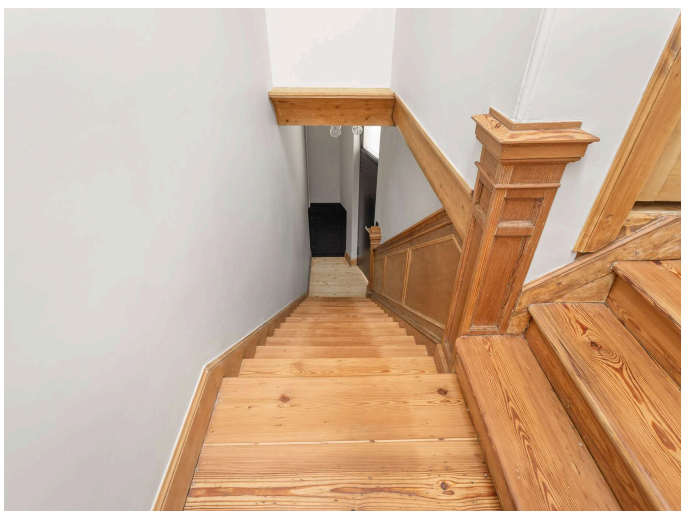
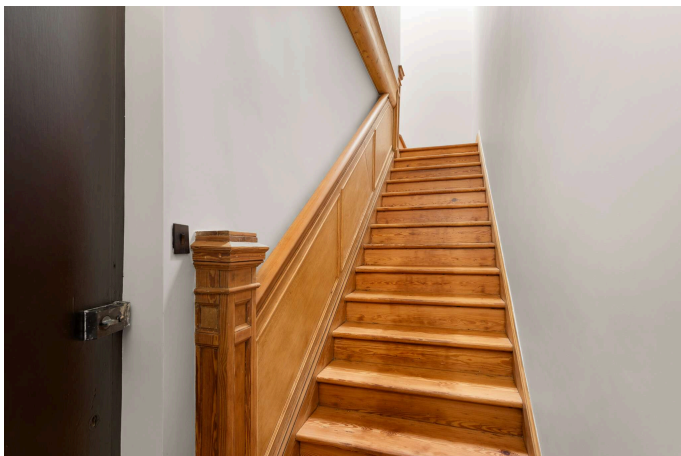




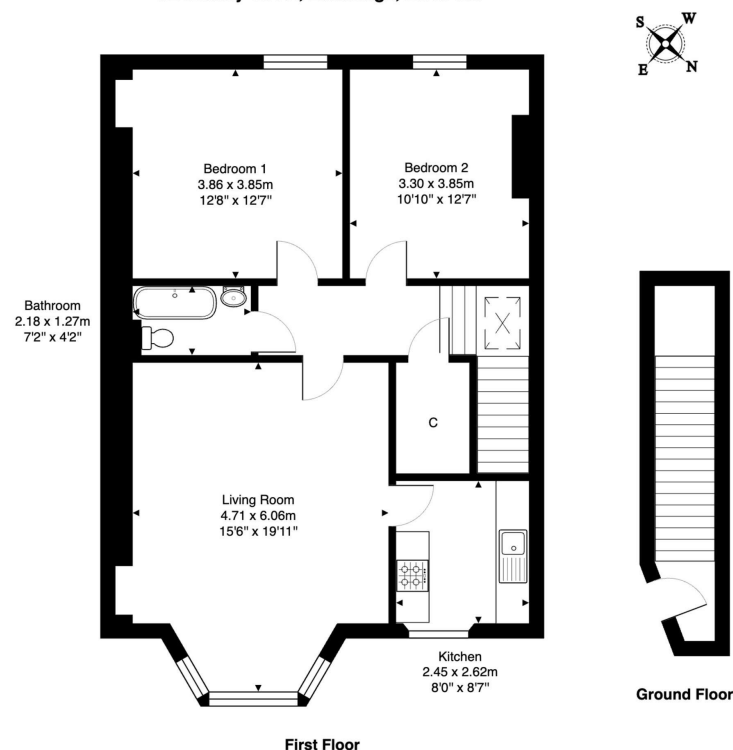




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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 87.5 m<sup>2</sup> ... 941 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**ANNAN**  
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