

COULTERS[©]

1A/4 LEE CRESCENT

PORTOBELLO, EDINBURGH, EH15 1LW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the picturesque Lee Crescent in Portobello, this is a charming three-bedroom top floor flat with original features. The property occupies a desirable position just a few minutes walk from Portobello beach and the many excellent local amenities that help make Portobello such a thriving community.

Inside, the accommodation comprises – a large welcoming hallway; living room with period features, fire place with gas fire, dining space and fantastic views of Lee Crescent; a stylish kitchen with a range of wall mounted and floor standing cabinets; three large and bright double bedrooms two with working shutters and modern bathroom with bath and overhead shower.

KEY FEATURES



A charming top floor flat.



Three spacious double bedrooms



South facing communal real garden.



Unrestricted onstreet parking.



Within a short walk to Portobello Beach.



Fantastic amenities on its doorstep.



There is a sizeable garden to the rear which is shared between the four properties in the building.

Free on street parking is available and the property also benefits from quality hardwood flooring, modern gas central heating and a secure door entry system.





THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets, independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reached within less than a 20 minute walk.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.

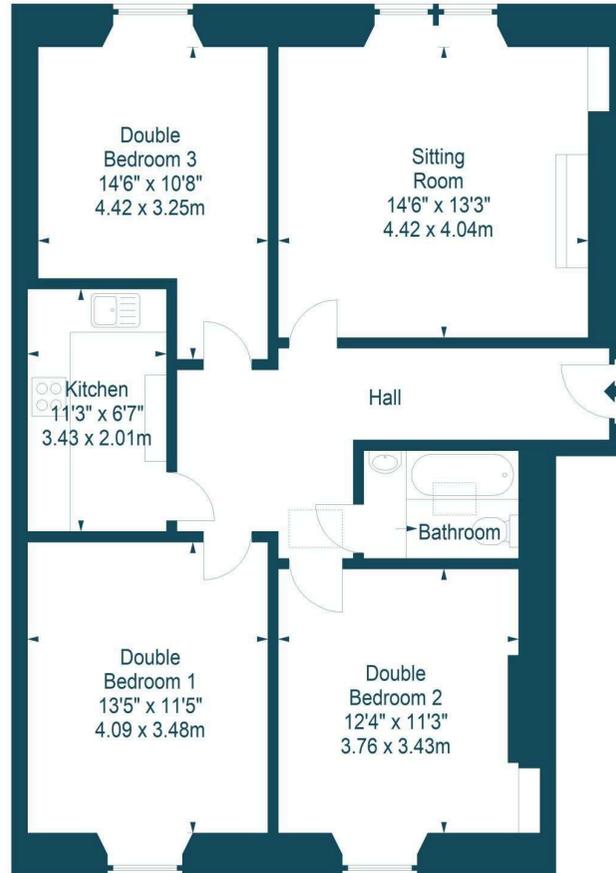




Lee Crescent,
Edinburgh,
Midlothian, EH15 1LW



Approx. Gross Internal Area
941 Sq Ft - 87.42 Sq M
For identification only. Not to scale.
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Second Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.