

COULTERS[©]

3 MENTONE AVENUE

PORTOBELLO, EDINBURGH, EH15 1HZ

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in the heart of Portobello and a stones throw away from Portobello Beach, this charming four-bedroom C listed terraced house boasts a perfect blend of modern comfort and traditional charm. With its beautifully maintained exterior and bright, airy interior, this property is a rare find for those seeking a family home that's both stylish and practical.

The property features three floors of living space, including a shared garden and unrestricted on-street parking, making it an ideal choice for families and professionals alike. As you enter the property on the ground floor, you'll be greeted by a welcoming vestibule, leading to a hallway with fantastic storage.

KEY FEATURES



C-listed terraced house



Well maintained shared rear garden



A stones throwaway from Portobello Beach



Four generous double bedrooms



Unrestricted onstreet parking



Independent retailers and cafes nearby



The formal sitting room features a stunning feature fireplace and large windows to the front of the property, flooding the room with natural light. Parallel to the sitting room is a generously sized dining room with seating for at least six. The kitchen is a highlight, with access to the rear garden and fitted with shaker style wall and floor-mounted cabinets, complemented by integrated appliances. The dining space is ideal for family meals and social gatherings.





MORE INFORMATION

The first floor boasts an extremely generous principle double bedroom, accompanied by a second double bedroom with views to the rear of the property. A modern shower room, sleek bathroom and separate WC complete this level. Upstairs on the third floor, you'll find two further double bedrooms and a large versatile store area, providing ample storage space for all your needs.



The property's exterior is just as impressive as its interior. The rear shared garden has been beautifully maintained, featuring a lawn area, selection of shrubs, and paved area perfect for outdoor dining or relaxation. And with on-street parking available directly outside the property, getting around couldn't be easier.







THE LOCAL AREA

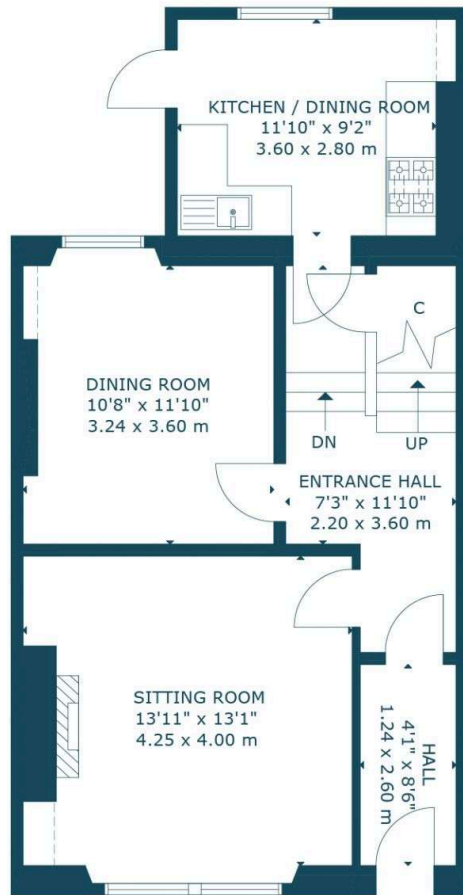
Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and 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.

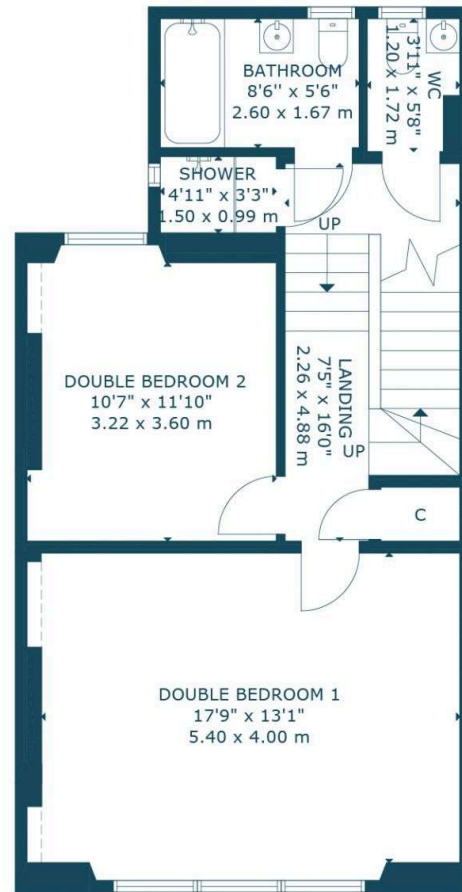
The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reach within a 10-15 minute walk.

EXTRAS

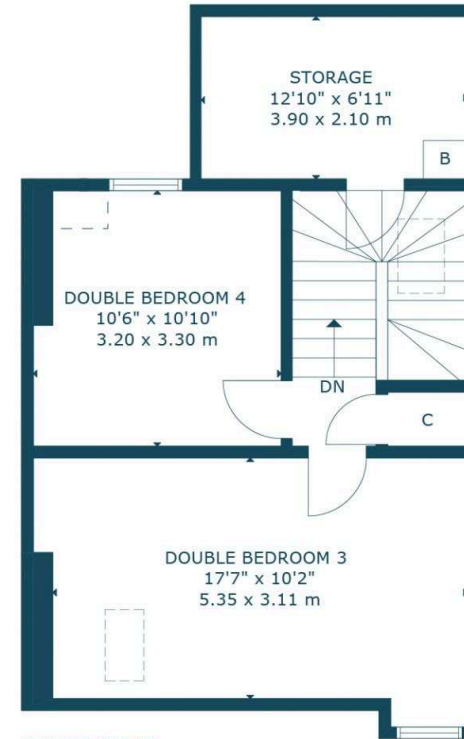
All light fittings, fitted flooring, the fridge/freezer and integrated kitchen appliances are included in the sale price.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,693 SQ FT / 158 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.