










Offers Over  
**£350,000**

## 37B Argyle Crescent

Portobello | Edinburgh | EH15 2QE

This exceptionally appealing semi detached villa sits tucked away at the back of a desirable residential street, within comfortable walking distance of Portobello Beach and all the high street's superb variety of coffee shops, bars and boutique shops. Internally the property has been modernised and upgraded to a superb standard throughout and offers flexible and beautifully presented accommodation, perfectly suited to the professional couple and those working from home on a more permanent basis.

-  2 bedroom
-  2 public room
-  1 bathroom
-  Shared driveway
-  Private rear garden
-  EPC rating – E
-  Council tax band - D



## Description

The property briefly comprises: entrance hall with stair to the upper level, light and airy reception room with tasteful neutral décor and engineered wood flooring, small internal hallway with garden access leading to the kitchen which has been fitted with a good assortment of sleek contemporary units/coordinated worktops, with tiling to splash areas and high quality integrated appliances, versatile dining/family room with patio doors leading out to the rear garden, which could easily be utilised as an additional bedroom/home office, generously proportioned dual facing principal bedroom with a good sized south facing private terrace off, second double bedroom, shower room, and bathroom with stylish modern suite, tiling and over-bath drench shower.



## Extras

All blinds, light fittings, integrated appliances and white goods will be included in the sale.

## Gardens & Driveway

A chip stone driveway provides off-street parking and is shared with one of the neighbouring properties. Please note the attached garages do not belong to this property. The rear garden enjoys a private mature tree outlook and has been laid to low maintenance stone paving.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

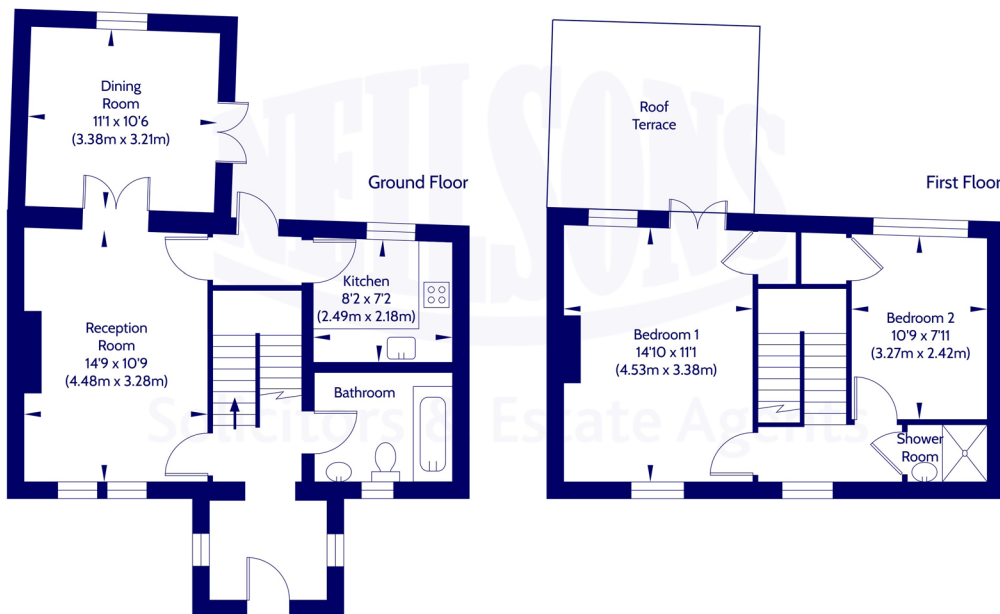
Portobello is situated on the east side of Edinburgh and its charming high street houses a superb variety of restaurants, bars, coffee shops and day-to-day shopping facilities. There are a selection of supermarkets within close proximity to the property including an Asda Hypermarket and Morrisons Superstore, with further amenities found at nearby Meadowbank Retail Park and the Fort Kinnaird Retail Park. A regular bus service operates to and from the City Centre and to most surrounding areas from just outside of the complex. The City By-pass is within easy reach linking to the main motorway networks. Excellent leisure facilities are available including nearby Portobello beach and promenade a short walk away. Portobello swimming pool and golf course are also easily accessible.



Approx. Internal Area 83.95 Sq M / 904 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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