










Offers Over

£495,000

16 Regent Street

Portobello | Edinburgh | EH15 2AX

A rare opportunity has arisen to purchase this Grade C listed main door ground and garden apartment quietly situated in the highly desirable district of Portobello, within walking distance of Portobello Beach and the High Street's superb variety of coffee shops, bars and boutique shops. With the garden level offering what could be a self contained flat this property really does offer flexible accommodation and is sure to have a wide appeal in the market with viewing being highly recommended.

-  4 bedrooms plus boxroom
-  2 public rooms
-  2 bathrooms
-  Private front garden and shared rear garden
-  On street parking
-  EPC rating – D
-  Council tax band- D



Description

The accommodation is laid out over two levels with the ground level briefly comprising of entrance vestibule and hallway, spacious lounge with decorative cornice, dining kitchen with a range of wall and base units with subway style splashback tiling and a shelved cupboard, one double bedroom, two single bedrooms, a useful boxroom, and a wet room with a white suite which includes a bath and shower.

Steps lead down to the lower level (which also has its own external access to the rear of the property via a shared pathway to the side) where there is an open plan lounge/ kitchen with a range of wall and base units, a utility area, a double bedroom, and a shower room.

The property further benefits from gas central heating on the ground level and hard wired, wall mounted electric (SMART - Haverland) heating downstairs. The main property continues to have the original sash and case windows and double glazing in the lower level, to the rear of the property. In 2023 / 2024, various improvements were made to the property including, quality laminate flooring throughout, electric rewiring, installation of a new white suite in the main bathroom, installation of a new gas boiler, and paint stripping / external stonework repairs to the front of the property.



Extras

Included in the sale is the ground level electric cooker, fridge/freezer, washing machine and dishwasher, and the downstairs electric cooker, fridge/freezer and washing machine.

Gardens & Parking

A private paved front garden with steps to the main door welcomes you to the property and to the rear is a garden and drying green shared with one other. There is a private outdoor cellar with light which houses the boiler and parking is on street.

Viewing

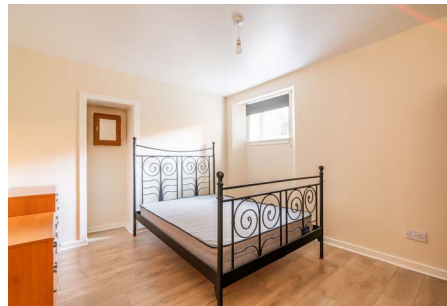
By appointment through Neilsons (0131 625 2222).





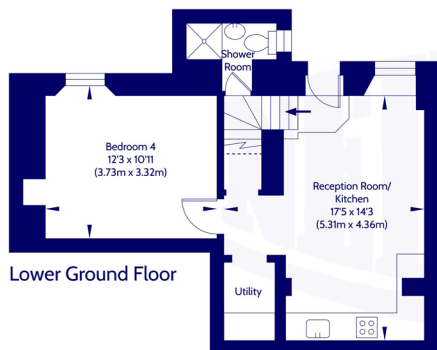
Location

Regent Street is located on the east side of Edinburgh in the beautiful district of Portobello, with its famous beach and promenade on the doorstep. The charming high street offers a good choice of specialist shops, cafes, bars and day to day shopping facilities. There are a selection of supermarkets in close proximity including an Asda Hypermarket, Morrisons and Aldi, with further amenities found at nearby Meadowbank Retail Park and Fort Kinnaird Retail Park. Schooling is well catered for from nursery to secondary school. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts and of course beautiful promenade walks along the waterfront. Regular bus services operate to and from the City Centre and surrounding areas and the City Bypass is within easy reach, linking the main Scottish motorway network system.





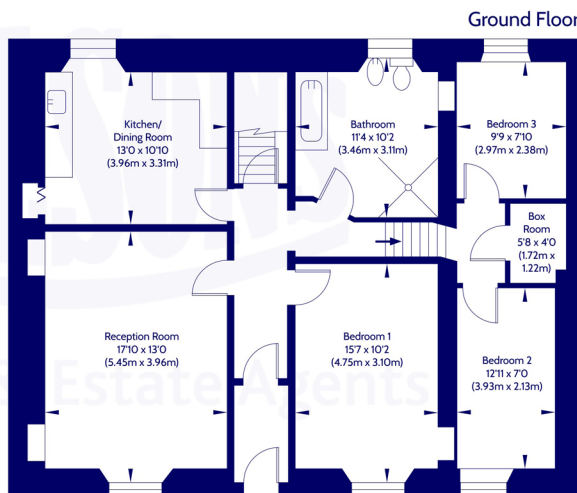
Approx. Gross Internal Floor Area 139.89 Sq M / 1505 Sq Ft.



Lower Ground Floor



Ground Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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