



2 Rosefield Street

Portobello, Edinburgh, EH15 1AY



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Bright & generously proportioned 3 bedroom upper villa with private garden & carport

- Spacious sitting room
- Kitchen/dining room
- Double bedroom w/walk-in wardrobe
- Double bedroom 2
- Bedroom 3/Study
- Bathroom
- Off street car port
- Private garden to the front & side
- Gas central heating & double glazing
- Desirable residential area



Offers Over: £320,000

EPC Rating: E

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located in the highly sought after seaside area of Portobello, this spacious 3 bedroom upper villa forms part of a handsome traditional building. There is a lovely south-west facing private garden to the front and side of the property as well as a car port providing off street parking.

The interior of the property is bright and generously proportioned throughout and although it now requires upgrading and modernisation it offers fantastic potential for a buyer to create a wonderful home to their own style and requirements.

Extras

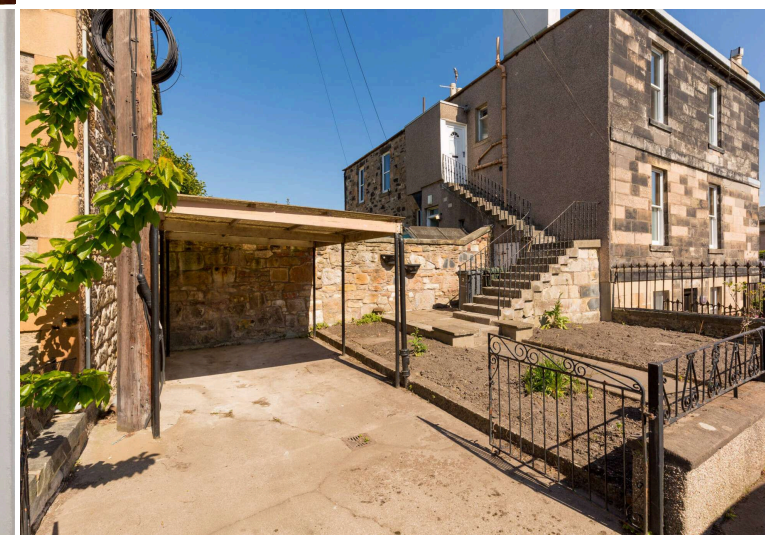
To include all fitted flooring and light fixtures, curtains, the double oven, hob, extractor hood, fridge/freezer and washing machine.



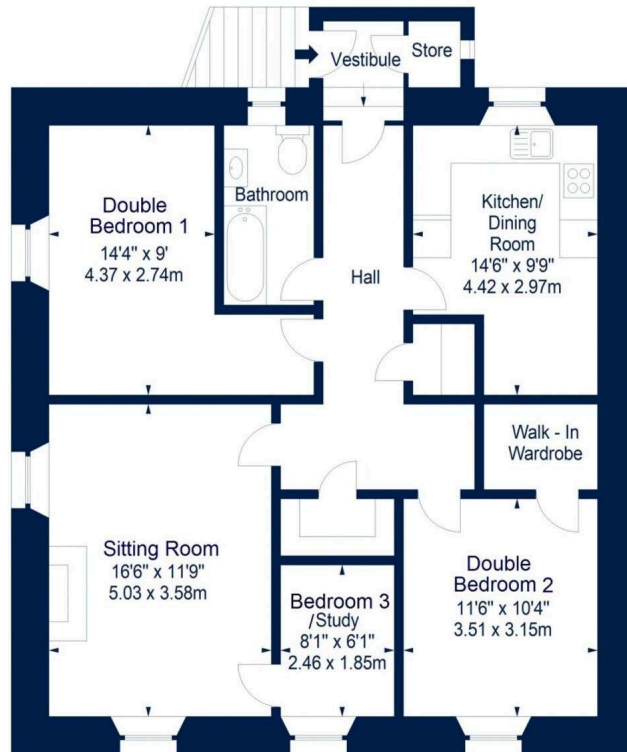


Location

The charming seaside district of Portobello is a highly sought-after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Public Park and Portobello Golf Course are situated in the immediate vicinity with Holyrood Park and Arthur's Seat also close by. There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street which cater for all everyday needs. There are also two major supermarkets within a short drive as well as additional facilities at Fort Kinnaid. Several major bus routes pass nearby giving easy access into Edinburgh city centre and this location is particularly convenient for access on to the City Bypass. Excellent schooling is represented in both the state and private sector.



2 Rosefield Street, Edinburgh, Midlothian, EH15 1AY



First Floor



Flat - Approx. Gross Internal Area - 946 Sq Ft - 87.88 Sq M

For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.