

Jardine Phillips  
Solicitors • Estate Agents

PORTOBELLO

49B ARGYLE CRESCENT  
EH15 2QE



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EPC RATING: D

OFFERS OVER £265,000

## PROPERTY DESCRIPTION

- Shared hallway leading to the first floor entrance door
- Elegant bay windowed living/dining room to the front
- Kitchen with window and good range of navy blue shaker style fitted units & appliances
- Generous master bedroom overlooking the rear garden with mirrored front fitted wardrobes
- Large double bedroom two to rear
- Double bedroom three to front – currently used as a study
- Family bathroom with bath with mains shower over, period style sink, wc, heated towel rail & painted tongue & groove panelling
- Gas central heating and double glazed windows
- Private area of rear garden accessed down the side of the property, mainly laid to lawn with a shed
- Free on street parking



## VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





## CHARMING THREE BED DRAWING ROOM FLAT WITH PRIVATE REAR GARDEN, A SHORT WALK FROM TRENDY PORTOBELLO BEACH

This spacious Victorian conversion flat has flexible accommodation and would make a perfect home for professionals or a young family. Located in the ever-popular area of Joppa, a few minutes from all the retail outlets, coffee shops, bars & restaurants on the high street, with easy access to the wonderful beach. Excellent leisure facilities nearby and ideal for those loving the great outdoors with the East Lothian countryside just a short drive away. Great transport links into the city centre - ideal for commuters.

### AREA

Joppa is located around 4 miles to the east of Edinburgh's city centre and is a very popular coastal suburb. With its charming promenade, stunning historic beach and friendly community, Joppa is an ideal choice for families, retirees and young professionals alike.

The area has excellent bus services to the city centre and Brunstane Train Station can also be reached within a 10-15-minute walk. The motorway network is also very easily accessible.

There are a wide range of amenities available in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes, bars & restaurants, together with a swimming pool, gyms, golf course and a number of local parks. The Fort Retail Park is a short drive way and offers a wider selection of retail outlets.

Local schooling is well renowned and the property is in the catchment for Towerbank & St John's RC Primary Schools and Portobello & Holy Rood RC High Schools.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge & washing machine are included in the sale but are not warranted.

### HOME REPORT VALUATION

£280,000

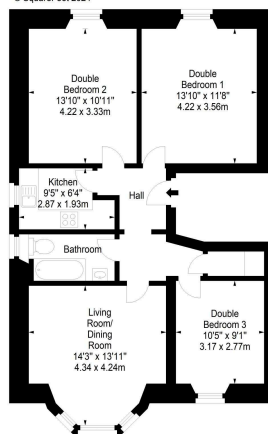


Living room	14'3 x 13'11 (4.34 x 4.24m)
Kitchen	9'5 x 6'4 (2.87 x 1.93m)
Bedroom 1	13'10 x 11'8 (4.22 x 3.56m)
Bedroom 2	13'10 x 10'11 (4.22 x 3.33m)
Bedroom 3	10'5 x 9'1 (3.17 x 2.77m)

Argyle Crescent,  
Edinburgh, EH15 2QE



Approx. Gross Internal Area  
821 Sq Ft - 76.27 Sq M  
For identification only. Not to scale.  
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First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

