



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**97/2 Inchview Terrace**  
Craightinny, Edinburgh EH7 6TT



# 97/2 Inchview Terrace

Characterised by period proportions, a wealth of natural light and original features, this three bedroom upper villa represents an opportunity to acquire a beautiful Victorian home in a sought-after location. With a short walk to Portobello beach, this end-terrace upper villa instantly endears with its handsome sandstone façade and grand bay window.

The main door opens into a traditional entrance vestibule, complete with original floor tiles and a glazed vestibule door. From here a timber staircase ascends to the exceptionally spacious and airy hall, which is flooded with natural light courtesy of a glass cupola. Positioned at the front of the property, the inviting sitting and dining room boasts rustic stripped floorboards, south-facing bay window and splendid fireplace, equipped with electric stove. Equally warm and welcoming, is the 'shaker' style kitchen with solid wood worktops and a cosy window seat, for relaxed entertaining. The three double bedrooms are immaculately presented and share a bright stylish three-piece bathroom, comprising a shower-over-bath, a vanity cabinet with inset basin, and back-to-wall WC.

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## Property Summary

- Close to Portobello beach, in popular Craigtinny
- Victorian end-terrace upper villa
- Impressive dual-aspect sitting & dining room with bay window
- Shaker style kitchen
- Three double bedrooms
- Chic three-piece bathroom
- Gas central heating & double glazed sash windows
- Shared garden area to rear
- Single garage to rear
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - D

Home Report Value - £370,000







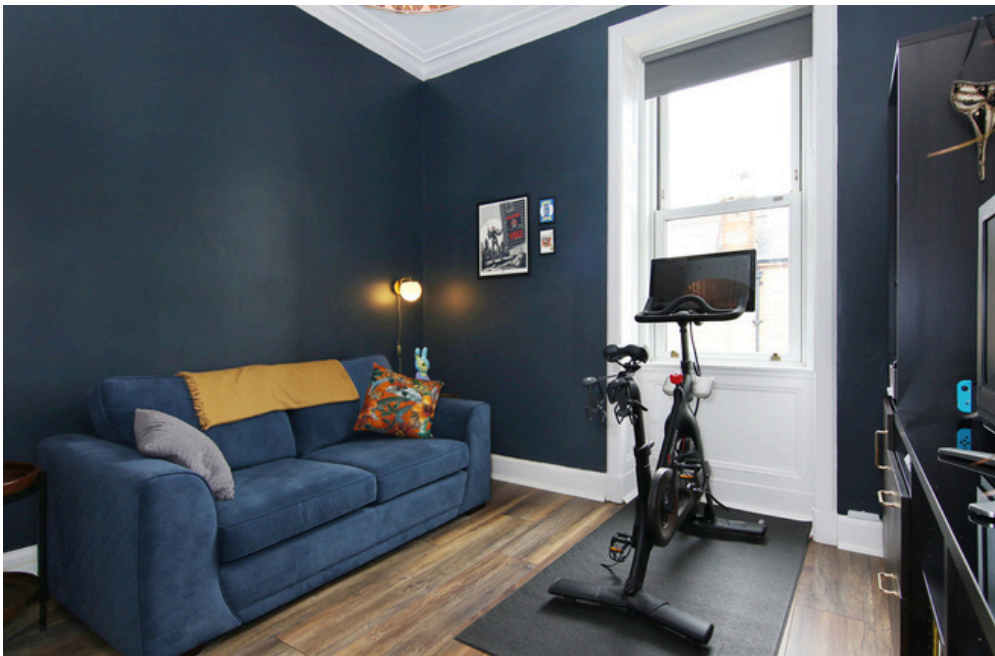




Elegant Victorian  
end-terrace upper villa,  
with stunning period  
features











Externally, there is a shared garden/drying area to the rear.

Parking: There is a single garage to rear, with private parking space in front, plus un-restricted on-street parking.

Extras: all fitted floor coverings, blinds and all kitchen appliances, are included in the sale.





NEARBY PORTOBELLO BEACH



VIEW OF ARTHURS SEAT FROM BAY WINDOW



SHARED REAR GARDEN



## Craigentanny

Craigentanny is a popular residential area in a central location, north-east of the city centre. Inchview Terrace is located on the eastern edge, bordering Portobello, with the beach and promenade only a 10 minute walk from the property.

The immediate area offers excellent amenities and outdoor activities including Portobello beach, swim/fitness centre with Turkish baths and 5-a-side football centre. Heading into the city centre, you pass by Holyrood Park and Arthurs Seat. For the active type - Meadowbank sports centre and Craigentanny Golf Course are close by. Nearby Portobello High Street offers a good range of local shops and amenities. A little further afield is an Asda superstore and there are excellent shopping facilities at Fort Kinnaird.

Regular bus services run to the city centre and surrounding areas making this an ideal location.

Let us help you find your next  
**dream property!**



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