



13 William Jameson Place  
PORTOBELLO | EDINBURGH | EH15 1TG

  
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solicitors & estate agents





## 13 William Jameson Place

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Rarely available four bed terraced villa offering exceptionally spacious accommodation and a large fully enclosed garden, occupying a prime cul-de-sac position with the sandy beach and bustling high street only a very short walk away.

This is a superb family home with lots of space and flexibility to suit a family. Public rooms including a living room with patio doors directly accessing the rear garden, and a fitted kitchen with space for dining and windows on two elevations. Upstairs are four double sized bedrooms and the family bathroom. A WC facility is located on each floor. Two cupboards off the hall and an external cupboard provide great storage space. The fully enclosed private garden is safe for children and has a lawn for them to play on and a patio area for outdoor relaxation.

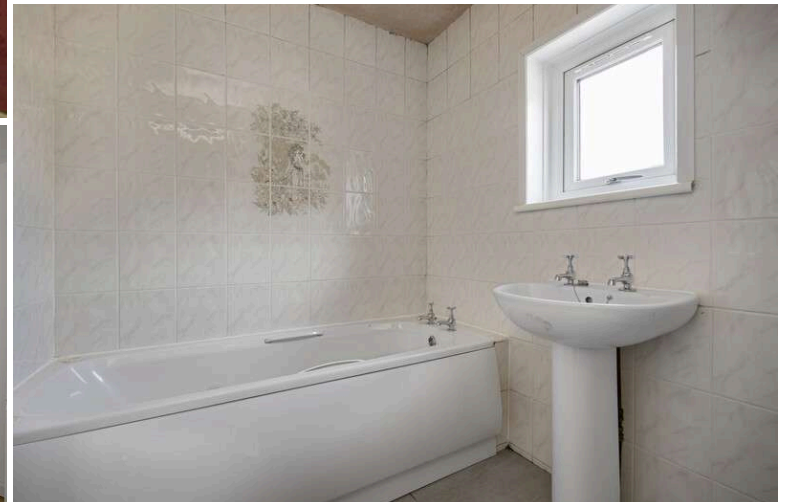
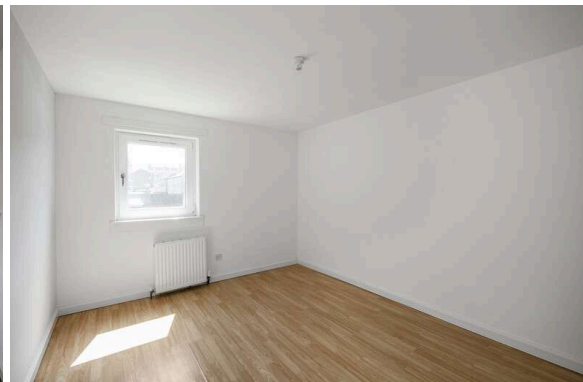
- Entrance hall with storage
- Living room with patio doors to rear
- Dual aspect kitchen/dining room
- Four double bedrooms
- Family bathroom
- WC at ground and first floor levels
- Double glazing
- Gas central heating
- Large private rear garden
- External store cupboard
- Resident's parking space

Included in the sale are all fixtures, fittings, curtains and blinds and all kitchen appliances.  
EPC rating is C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

