



41 Adelphi Place
PORTOBELLO | EDINBURGH | EH15 1BE

warners
solicitors & estate agents



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Warners is delighted to present this charming three-bedroom terraced bungalow, nestled in one of Portobello's most sought-after streets. Perfectly suited for those seeking a family home or convenient single-level living, this property is ideally located just moments from the vibrant Portobello High Street, offering a variety of shops and services, as well as being within walking distance of Portobello's famous beach.

Upon entering, you're greeted by a welcoming hallway with three generous storage cupboards. The spacious lounge, featuring a beautiful fireplace, provides a warm and inviting space for relaxation. The bungalow boasts three well-sized double bedrooms, each offering ample room for freestanding furniture. The fully-tiled bathroom features a shower over the bath, while the breakfasting kitchen is well-equipped with a range of base and wall units, leading out to the rear garden.

Externally, the property benefits from a sizeable garden space, offering potential for expansion (subject to relevant planning consents). The garden includes a lovely patio area perfect for outdoor entertaining, as well as a large lawned area ideal for family activities. Further advantages include unrestricted on-street parking and gas central heating.

- Prime Portobello location, near High Street and beach.
- Spacious three-bedroom layout.
- Lounge with fireplace and good storage.
- Well-equipped kitchen and bathroom.
- Large garden with patio and expansion potential.
- Unrestricted parking and gas central heating.
- Sizeable attic space, ideal for further accommodation development, subject to necessary planning consents. Neighbouring properties have had consents for similar conversion.

EPC Rating D Council Tax Band B.

All kitchen appliances (excluding the dishwasher), all light fittings (excluding the light fitting in the living room, which will be replaced) will be included in the sale, along with the blinds in front bedroom and two back bedrooms, curtains in front, wardrobe in back bedroom and chest of drawers from front bedroom and two garden sheds.

PRICE & VIEWING: Please refer to our website, www.warnerslslp.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 cafés, 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.



