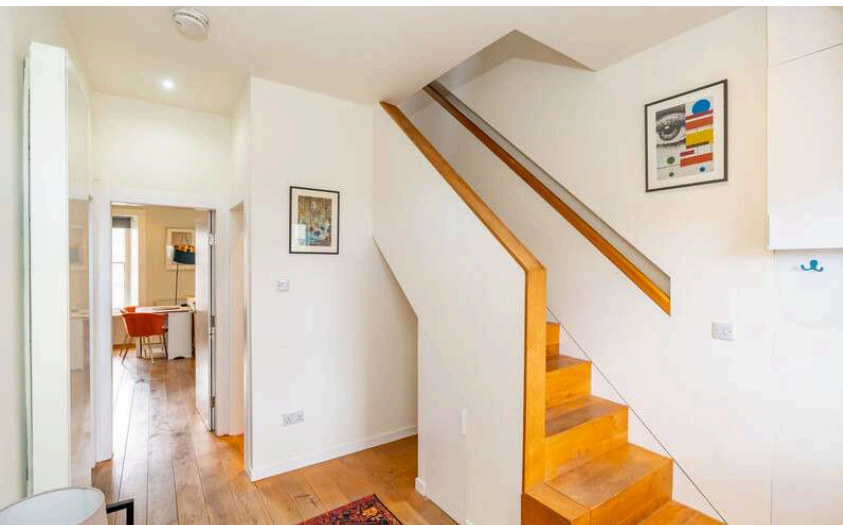


COULTERS[©]

6C REGENT STREET

PORTOBELLO, EDINBURGH, EH15 2AX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

6C Regent Street, an exquisite two-bedroom duplex nestled in the vibrant heart of Portobello. This stylish property offers the convenience of on-street parking and fantastic shared garden space, making it an ideal home for a young professional couple seeking both comfort and location in one of Edinburgh's most sought-after areas.

The lower floor has a welcoming hallway that features handy under-stair storage, leading to a bright and airy open-plan kitchen, dining, and sitting area that radiates warmth and sophistication. The contemporary kitchen boasts both floor and wall-mounted cabinets, complete with a sleek dining island, perfect for entertaining or casual meals. Equipped with integrated appliances including a hob, oven, fridge freezer, and extractor hood, this culinary haven caters to both cooking enthusiasts and busy professionals alike.

KEY FEATURES



Stylish duplex property.



Two generous double bedrooms.



Well-maintained shared rear garden.



Unrestricted on-street parking.



Within a short walk of Portobello Beach.



Surrounded by excellent independent amenities.



The flow into the dining and living spaces creates an inviting atmosphere, ideal for relaxation and socializing. A well-proportioned double bedroom and a modern three-piece suite shower room, partially tiled for a stylish finish complete this floor.

Ascend to the top floor to discover the remarkably spacious principal bedroom that is flooded with natural light and has generous built-in wardrobe space and ample eaves storage.

Externally, the property is complemented by a well-maintained shared garden at the rear, adorned with mature shrubs and a large lawn area. The property further benefits from gas central heating throughout, partial double glazing and on-street parking.





THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees.

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year, including the annual

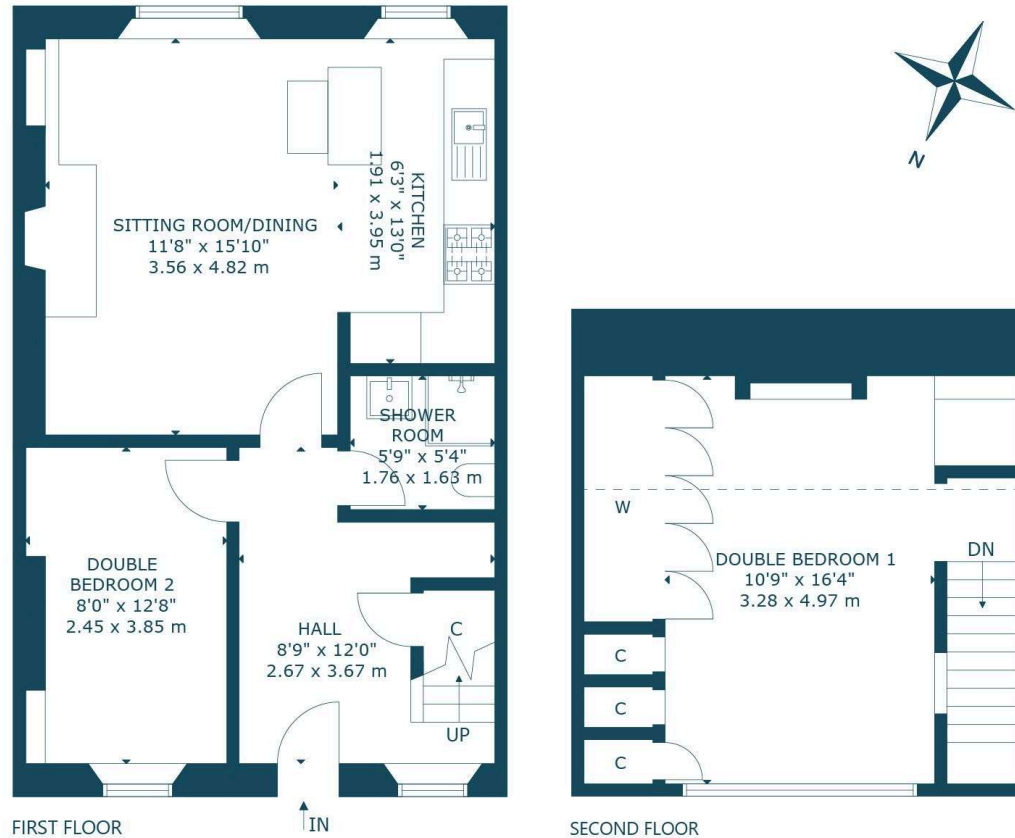
Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre.

EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.







6C REGENT STREET, PORTOBELLO, EDINBURGH, EH15 2AX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 825 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.