

COULTERS[©]

30 ROSEFIELD AVENUE

PORTOBELLO, EDINBURGH, EH15 1AU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the hugely desirable Portobello East of Edinburgh, this is a unique two bedroom lower villa with private front and rear gardens and driveway. The property is now in need of upgrading but has great potential with bright and spacious accommodation and some retained period features.



Internally the property comprises: charming entryway and central hall with fantastic storage; large sitting room with bay window and electric fire; spacious dining room with large storage space; galley kitchen with wall and base mounted units and access to the rear garden; two double bedrooms and a three-piece shower room.

KEY FEATURES



Spacious lower villa.



Two generous double bedrooms.



Private front and rear gardens.



Private driveway.

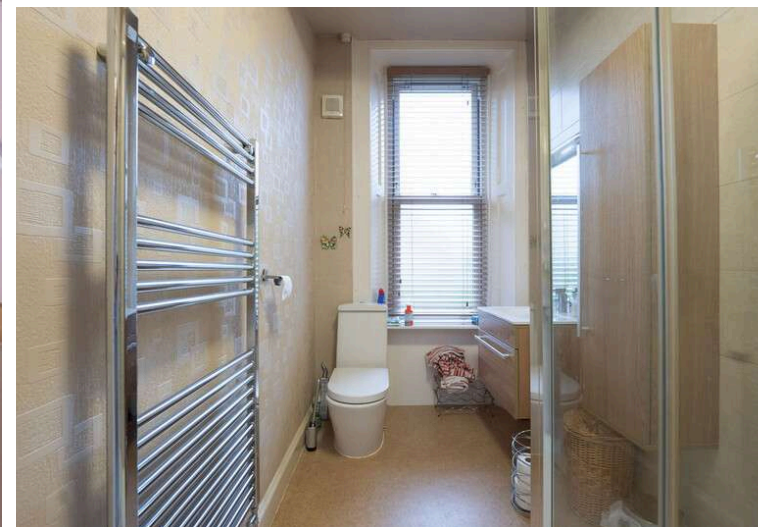


Within the heart of Portobello.



Independent retailers and cafes nearby.





Heating and hot water are provided by a gas central heating system and there double-glazed windows throughout.

Externally the property benefits from well-maintained rear garden featuring a lawn area surrounded by mature shrubs and beautifully presented front garden. For parking needs there is a private driveway which is located to the side of the property and unlimited on-street parking.





THE LOCAL AREA

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

There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reached within a 10-15 minute walk.

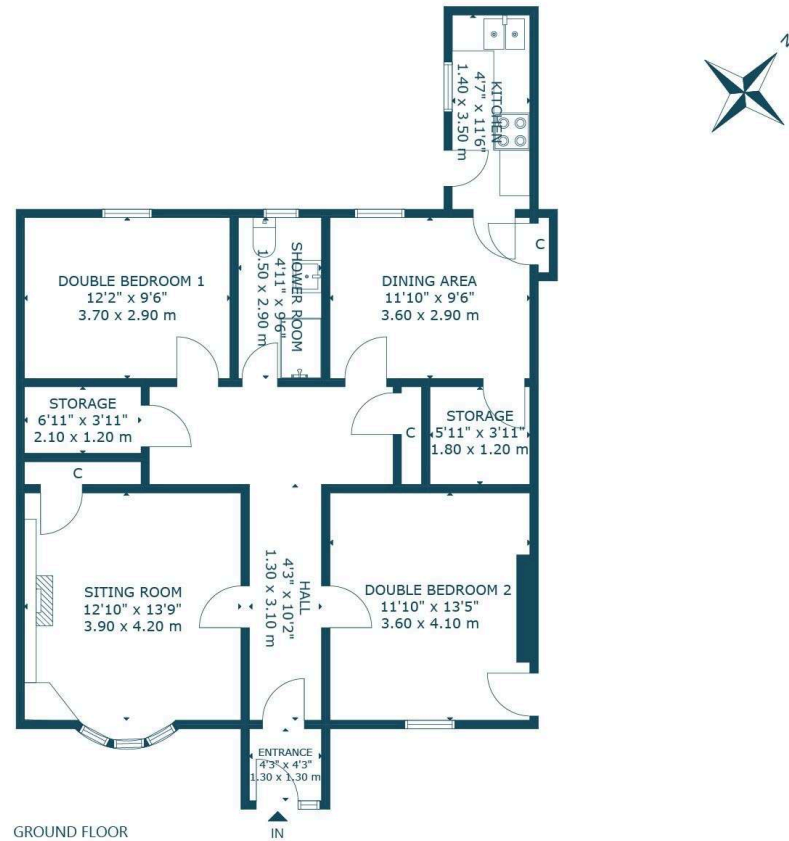
EXTRAS

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





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30 ROSEFIELD AVENUE, PORTOBELLO EH151AU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 971 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.