

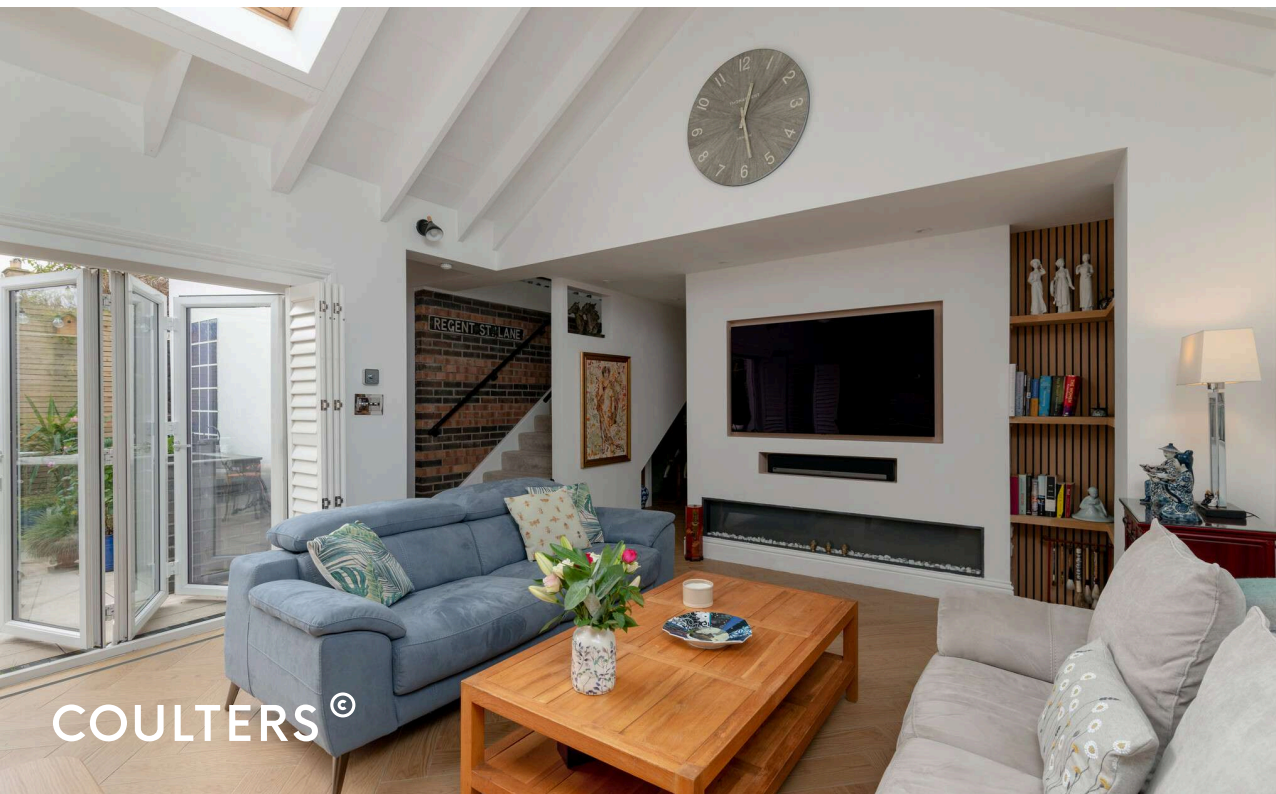
COULTERS<sup>©</sup>

# 1 REGENT STREET LANE

PORTOBELLO, EDINBURGH, EH15 2AL

 4 BED  3 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Tucked away on a private lane in the heart of Portobello sits the stunning 1 Regent Street Lane, just a very short walk from Portobello beach.

The home is filled with stylish textures such as wooden panelling, timber beams, elegant tiling and exposed brick. This exceptional home has been lovingly finished to a superbly high standard, offering impressive and perfectly presented accommodation throughout.

## KEY FEATURES



Stunning detached home in the heart of Portobello.



Four immaculately presented double bedrooms, three gorgeous bath/shower rooms and a sauna.



Delightful enclosed private walled garden.



Integrated garage & on street parking.



Within a short walk of Portobello beach.



Local independent retailers, restaurants, bars and cafes nearby.



EPC Rating - C



Council Tax Band - F





The front door opens onto a welcoming entrance vestibule. Immediately visible is the magnificent centrepiece of the home, a breath-taking vaulted ceiling, sitting room/kitchen, flooded with natural light provided by the bi-folding patio doors & overhead velux windows. Solid wood folding blinds flank the patio doors. The sumptuous, airy sitting area is perfect for family living with a delightful integrated fireplace forming a lovely focal point in the room. A stylish, well equipped fitted kitchen with an island & breakfast bar, beautiful cabinetry and granite worktops finishes the space at the end of the room. Elegant herringbone pattern floor tiling & a tiled splashback over the worktops. A practical utility room is located nearby. The fantastic 6 person sauna with large walk-in rainfall shower is also located at ground level, in addition to a pretty 4th bedroom.





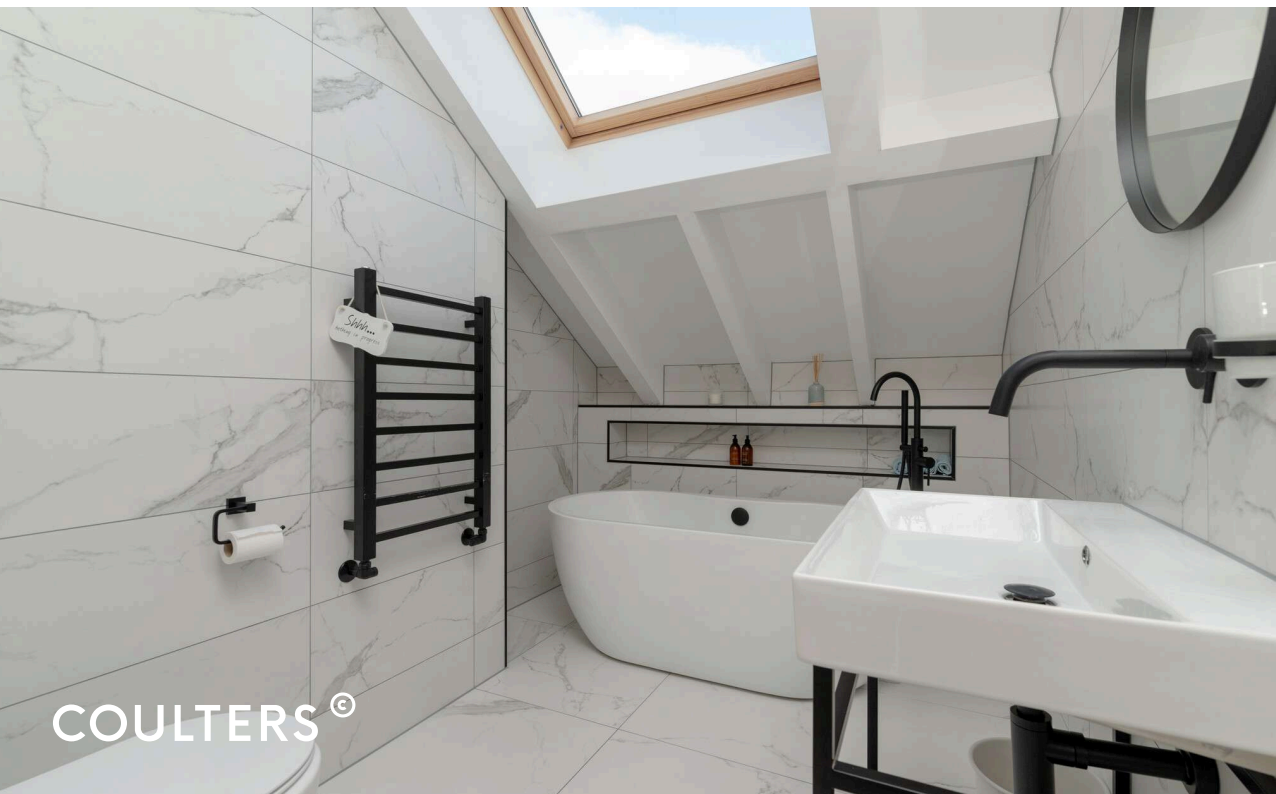


## CONTINUED...

A soft, fitted carpeted stair leads to the first floor. The elegant master bedroom has fitted wardrobes and a contemporary fitted shower room with soft dark grey metro tiling, a walk in shower, wash hand basin & WC. All three bedrooms have charming, exposed beams overhead, fitted blinds and yet more soft fitted carpets. The exquisite, sleek family bathroom has striking marble tiles and boasts a sumptuous free-standing, double ended bath, perfect for a relaxing soak.

Outside, the herringbone floor pattern is continued in the fabulous enclosed private garden with wood panelling, a built-in BBQ and extremely engaging wall planting with over 400 plants. Power points, hot and cold water taps and outdoor lighting ensure this lovely space can be enjoyed long into the evening.

The integrated garage is accessed from the hall and is fitted with an electric powered door, power and lighting. Further parking is available on the street for the residents of Regent Street Lane.















## THE LOCAL AREA

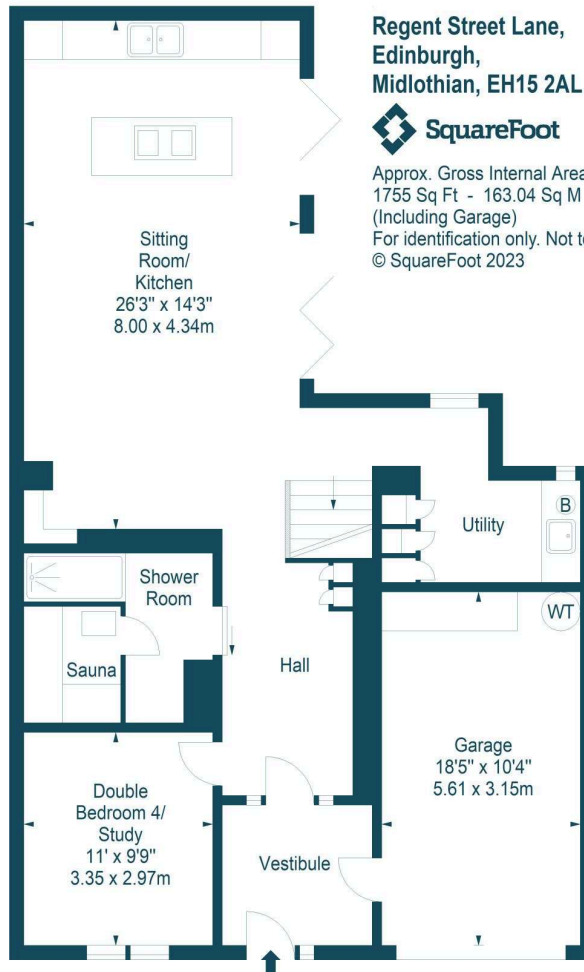
The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a long sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, 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 fitness 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.

## EXTRAS

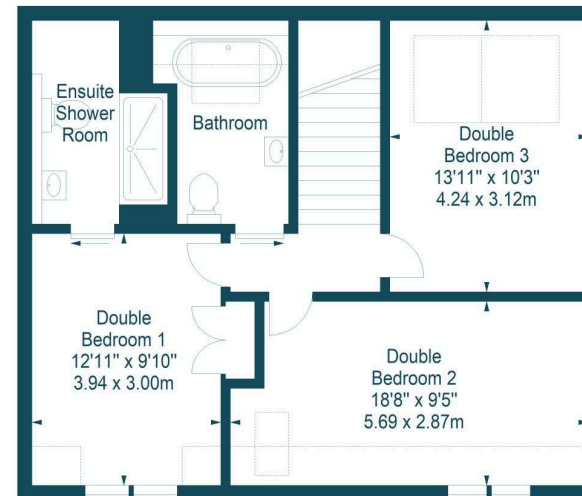
All blinds, shutters, light fittings, fitted flooring and integrated appliances (including NEFF slide & hide double oven & induction hob) are included in the sale price.

**HOME REPORT VALUATION: £850,000**





Ground Floor



First Floor

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto: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.