

COULTERS<sup>©</sup>

# 17 NEW TOWER PLACE

PORTOBELLO, EDINBURGH, EH15 1TS

 2 BED

 1 BATH

 1 PUBLIC





## TAKE A LOOK INSIDE

17 New Tower Place is a charming two-bedroom terraced house located in the highly desirable seaside suburb of Portobello. Perfectly positioned just a short stroll from the Promenade and beach, this home offers the rare combination of coastal living with the convenience of city amenities nearby. Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting while still being close to vibrant local shops, cafes, and excellent transport links.

The accommodation has been thoughtfully designed to offer spacious and versatile living. On the ground floor, you are welcomed into a bright and spacious sitting room that flows effortlessly into a well-proportioned stylish kitchen and dining area, ideal for both everyday use and entertaining. Upstairs, two generously sized double bedrooms with built in wardrobe space provide comfortable living space, complemented by a modern bathroom with overhead shower and an additional WC for added practicality.



## KEY FEATURES



Well presented terrace house.



Two generous double bedrooms.



Private south-east facing garden.



Residents and on street parking.



A short walk to Portobello Beach.



Within a 5 minute walk of Portobello High Street.



EPC Rating - C



Council Tax Band - C





Outside, the home benefits from a private, fully enclosed rear garden that can be accessed via the kitchen/dining area with lawn and paved areas and mature shrubs offering a tranquil space to relax or enjoy outdoor dining. The property also features gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year and residents parking within the cul-de-sac and nearby 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, young professionals and retirees.

The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants.

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. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

For families with children, 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.

Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

## EXTRAS

The fitted floorcoverings, blinds, light fittings and integrated appliances throughout are included in the sale price.

**HOME REPORT VALUATION: £300,000**





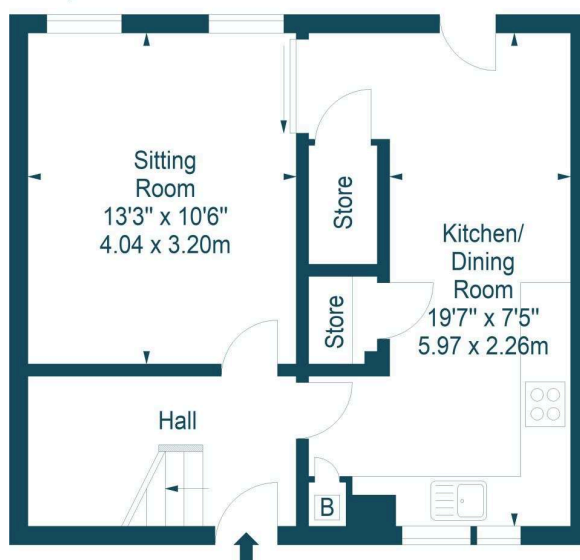




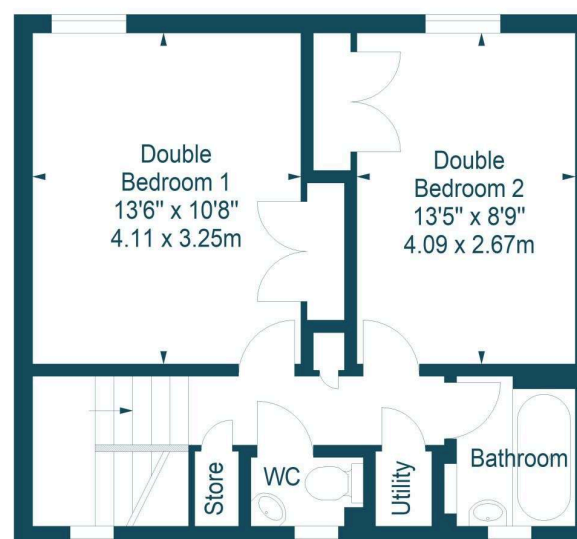
New Tower Place,  
Edinburgh,  
Midlothian, EH15 1TS



Approx. Gross Internal Area  
860 Sq Ft - 79.89 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## 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.