



5 Eastfield Gardens  
PORTOBELLO | EDINBURGH | EH15 2LB





## 5 Eastfield Gardens

PORTOBELLO | EDINBURGH | EH15 2LB

Nestled on a generous corner plot in the heart of Portobello, moments from the waterfront, beach and promenade is this spacious detached family home. Boasting sea views, a balcony, a driveway, double garage and a large wrap around secluded garden this property would make a stunning home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with picture window and sea views, an expansive, large family/dining room which flows seamlessly through to the living room with two picture windows overlooking the manicured garden and a garden facing conservatory.

The ground floor is completed by a contemporary breakfasting kitchen with attractive units and a useful W/C compartment with ample sized storage. Following up a carpeted staircase the upper level enjoys a master bedroom with balcony, a second double bedroom, a third single bedroom or ideal office, a stylish shower room and the home is completed by a stylish bathroom.

Externally the large wrap round garden has a secluded section laid to lawn with a colourful array of plants and shrubs and low maintenance areas of artificial turf. There is a driveway and double garage in addition.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Detached house in the heart of Portobello
- Large garden grounds
- Driveway and double detached garage
- Impressive sea views
- Welcoming hallway
- Large living areas
- Contemporary kitchen with attractive units
- Three bedrooms, two with built in storage
- Two bathrooms and WC

Energy Rating D, Council Tax Band G.

All carpets, curtains, blinds, fridge freezer, washing machine, tumble dryer, and dishwasher will be included in the sale. Please note no guarantees are provided for the kitchen appliances.



The fashionable seaside suburb of Portobello and Joppa offer 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.





