



54 Regent Street
Edinburgh, EH15 2AX

A

"54 Regent Street is a beautifully extended Georgian cottage set within a stunning walled garden"

- VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN
- DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDENS
- DRIVEWAY









LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars, eateries and a wide range of independent retailers. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club, 5-a-side football pitches and Padel Courts. There is also a large gymnastic and soft play facility. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

54 Regent Street is a beautifully extended Georgian cottage set within a stunning walled garden, enjoying an enviable position in the heart of Portobello.



Perfectly located just moments from the beach and the vibrant High Street, this exceptional home offers the ideal balance of coastal tranquillity and convenient city living. Immaculately presented throughout, the property provides flexible and versatile family accommodation, complemented by a wealth of original period features. Stripped timber floorboards, working shutters and ornate cornicing blend effortlessly with contemporary finishes, creating a home of exceptional character and style. The accommodation comprises: entrance vestibule leading to a welcoming hallway; bright and spacious front-facing living room; fitted kitchen/dining room with an excellent range of floor and wall-mounted units, incorporating an impressive seating area with large floor-to-ceiling windows overlooking the garden and flooding the space with natural light; rear-facing double bedroom 1 with fitted wardrobes and a traditional press cupboard; double bedroom 2 with fitted wardrobes and French doors providing direct access to the garden; front-facing double bedroom 3; double bedroom 4 and a contemporary, fully tiled shower room with a mains-fed rainfall shower, completing the accommodation on offer. Externally, the property benefits from a private driveway providing off-street parking for one vehicle, with excellent potential to extend, a highly desirable feature in Portobello. The front garden is attractively screened by mature trees and established shrubs, while the enclosed north-west facing rear garden is predominantly laid to lawn and features a generous patio area, creating the perfect setting for outdoor dining and entertaining during the warmer months. Further benefits include gas central heating and traditional sash and case single-glazed windows.

The energy efficiency rating for this property is band D











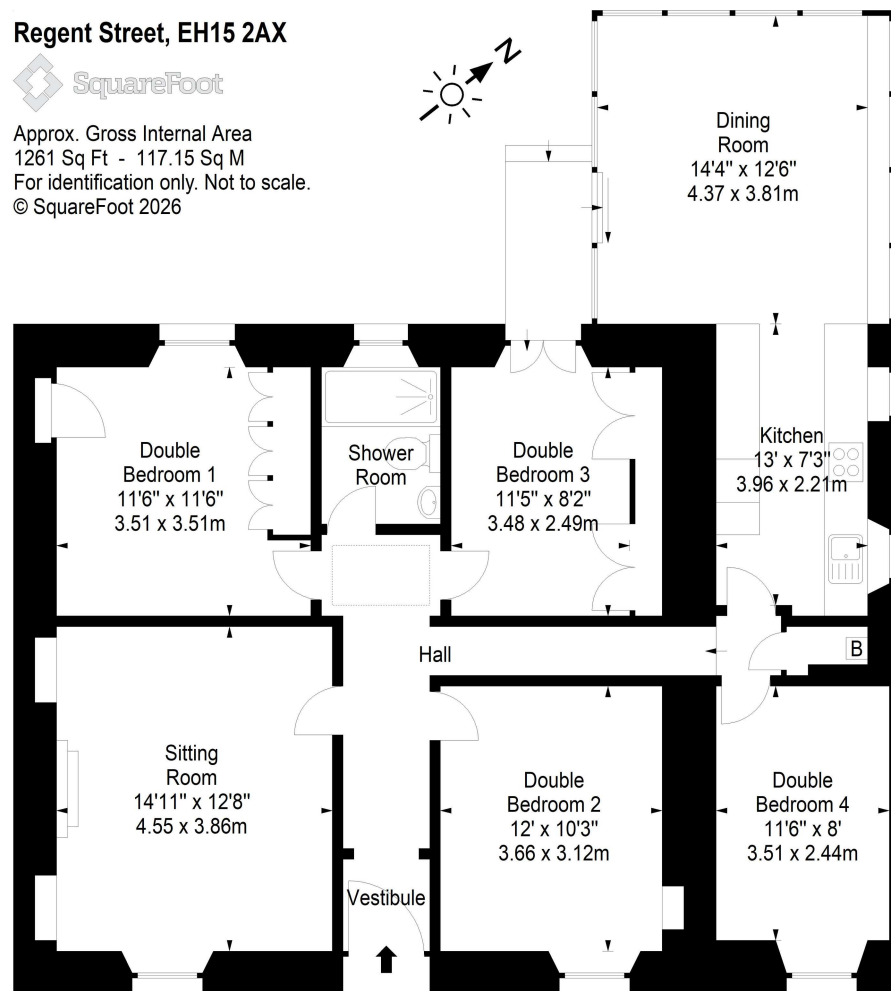


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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

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Approx. Gross Internal Area
1261 Sq Ft - 117.15 Sq M
For identification only. Not to scale.
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Ground Floor



ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

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zoopla

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