



16 Baileyfield Road  
PORTOBELLO | EDINBURGH | EH15 1DL

**wariners**  
solicitors & estate agents



## 16 Baileyfield Road

PORTOBELLO | EDINBURGH | EH15 1DL

Warners are delighted to offer this charming three-bedroom terraced period property, quietly positioned within a sought-after non-estate location in the heart of Portobello.

Constructed around the turn of the century, 16 Baileyfield Road offers beautifully proportioned accommodation extending to approximately 96 square metres, combining period character with modern comfort and is presented to the market in true walk-in condition.

The ground floor welcomes you with a bright and generously sized living room, ideal for both relaxing and entertaining. To the rear, a well-proportioned dining room provides an excellent space for family meals and gatherings, seamlessly connecting to the fitted kitchen, which offers ample storage and workspace. A useful double bedroom and ground floor WC complete the lower level, adding practicality to everyday living.

On the first floor, the property boasts two well-sized double bedrooms, all enjoying excellent natural light, along with a contemporary family bathroom. The layout is both functional and flexible, well suited to families, professionals, or those seeking additional home working space.

Externally, the home benefits from large, secure rear gardens, a particularly attractive feature in this highly desirable coastal location only a short walk to the beach, providing an ideal outdoor space for families, gardening enthusiasts, or summer entertaining.

This delightful period terrace is located in one of Portobello's most popular residential areas, within easy reach of the promenade, excellent local amenities, well-regarded schools, and superb transport links to the city centre.

Early viewing is highly recommended to fully appreciate the space, condition, and location on offer.

- Highly desirable non-estate location in the heart of Portobello
- Three-bedroom period terraced property dating from circa 1900
- Well-proportioned accommodation over two levels, approx. 96 sqm
- Presented in walk-in condition throughout
- Large, secure rear gardens, ideal for families and entertaining

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



The fashionable seaside suburb of Portobello offers 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.

Energy Rating D, Council Tax D

All fixtures, fittings, integrated appliances, the fridge, dishwasher and washing machine are included in the sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the external floor area, please refer to the Home Report.