










Offers Over

**£330,000**

## 9 The Pottery

Portobello | Edinburgh | EH15 1TH

A most appealing terraced house, located on a peaceful rarely available cul-de-sac, moments from the beach in the charming coastal suburb of Portobello.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Residents parking
-  Private rear garden
-  EPC rating – C
-  Council tax band - D



## Description

An ideal home for the growing family or professional couples looking to future proof, the property offers a well-proportioned and flexible space with easy access to the city centre and a host of superb amenities close at hand.

The accommodation briefly comprises: entrance hallway with stair to the upper level, convenient downstairs WC and built-in storage, comfortable southeast facing reception room with carpeted floor, focal fireplace, coving and twin windows overlooking the back garden, generously sized dining kitchen with doors opening out to the rear garden, ample space for a table and a good assortment of base and wall units, complete with coordinated worktops, splash tiling and integrated appliances.

On the upper level you have three spacious double bedrooms, an additional WC, superb hallway storage, and a modern shower room with walk-in shower, sink with storage and tiling to walls.



## Extras

## Gardens and Parking

To the front of the house is ample residents parking together with well stocked planted beds. To the rear you have a peaceful full enclosed private garden, which enjoys a bright southerly facing aspect and comprises lawn, planted beds and a paved seating space, to relax and entertain in the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).





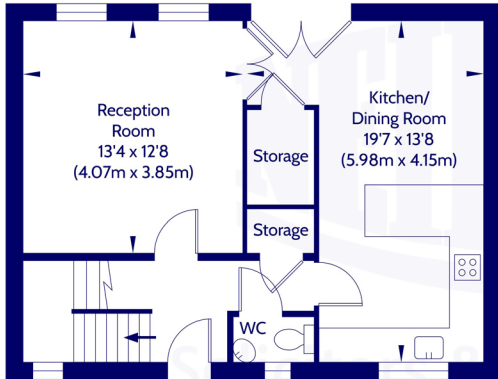
## Location

The property is located in the beautiful Portobello district of Edinburgh, with its famous beach and promenade on the doorstep. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 97 Sq M / 1047 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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