



19 Argyle Crescent
Edinburgh, EH15 2QQ



"19 Argyle Crescent is a rarely available, extended end-terraced Victorian home, occupying a prime position on the sought-after location"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- SNUG
- KITCHEN/DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE GLAZING
- PERIOD FEATURES
- PRIVATE FRONT & REARS GARDENS





19 Argyle Crescent, Joppa, Edinburgh, EH15 2QQ





LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaid 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 nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

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



DESCRIPTION

19 Argyle Crescent is a rarely available, extended end-terraced Victorian home, occupying a prime position on the sought-after south side of the street in the highly desirable district of Portobello. Rich in period character, the property boasts impressive high ceilings, elegant bay windows, original timber flooring and working shutters, all beautifully complementing its generous proportions. Extending to approximately 183 sq.m. of versatile accommodation arranged over two floors, this exceptional home offers flexible living space ideally suited to modern family life. The accommodation comprises: entrance vestibule leading into a welcoming reception hall; elegant living room featuring a bay window, period fireplace, decorative corning and stripped timber floorboards; spacious fitted kitchen/dining room to the rear, with direct access out on to the walled rear garden; snug, with the versatility of being used as an additional bedroom or study space; shower room; beautiful staircase leading to the upper landing, flooded with natural light from a large cupola; impressive bay-windowed bedroom 1 to the front with working shutters; three further well-proportioned bedrooms and a family bathroom with roll top bath, separate shower cubicle, WC and vanity unit, completing the accommodation on offer. Externally, the property benefits from an enclosed front garden with mature trees and established planting, while to the rear there is a stunning, generously proportioned south-facing garden, offering a private and sunny setting, perfect for outdoor dining, entertaining and relaxing throughout the summer months. Further benefits include gas central heating and single sash and case windows.

The energy efficiency rating for this property is band D

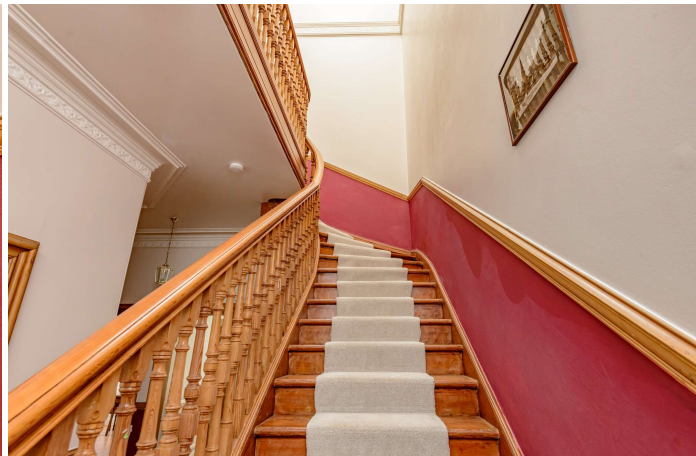












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Argyle Terrace,
Edinburgh,
Midlothian, EH15 2QQ



Approx. Gross Internal Area
1995 Sq Ft - 185.34 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor



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