



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3 Whins Place

Portobello, Edinburgh, EH15 1JQ

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Introducing a three-bedroom mid-terrace house which has an enviable location in the highly sought-after coastal suburb of Portobello. It is just moments from the High Street's wealth of amenities and regular bus links to Edinburgh city centre, and it is merely a minutes' walk to the long golden beach that the area is famed for – perfect for families, first-time buyers, and commuting professionals alike. The home itself is attractively presented throughout, offering bright and airy interiors, as well as a quality kitchen, en-suite, bathroom, and WC. It also benefits from a sunny garden and a private driveway.

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, a fridge/freezer, a dishwasher, and a washing machine, as well as EV chargers and 2 garden sheds to be included in the sale.

Property Summary

- An attractive mid-terrace house
- Highly convenient location in Portobello
- Moments from the beach and High Street
- Welcoming entrance hall
- Living room with patio doors to the garden
- Generously appointed breakfasting kitchen
- Naturally-lit landing with built-in storage
- Three double bedrooms (two with wardrobes)
- 3pc en-suite bathroom with overhead shower
- 2pc family bathroom with overhead shower
- Separate 2pc WC
- Enclosed, low-maintenance rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £375,000



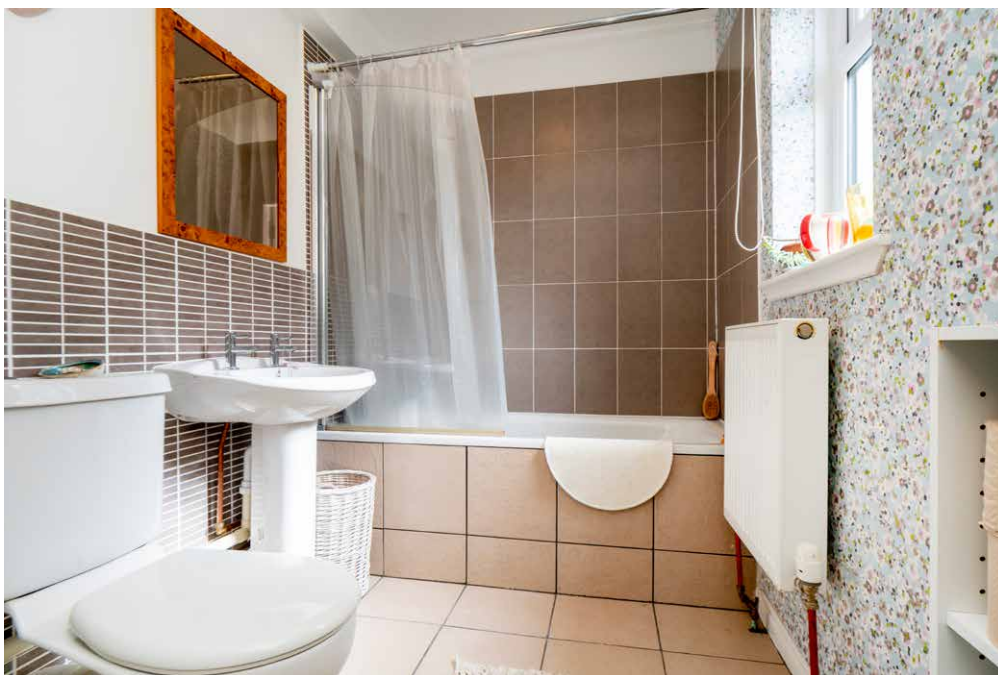




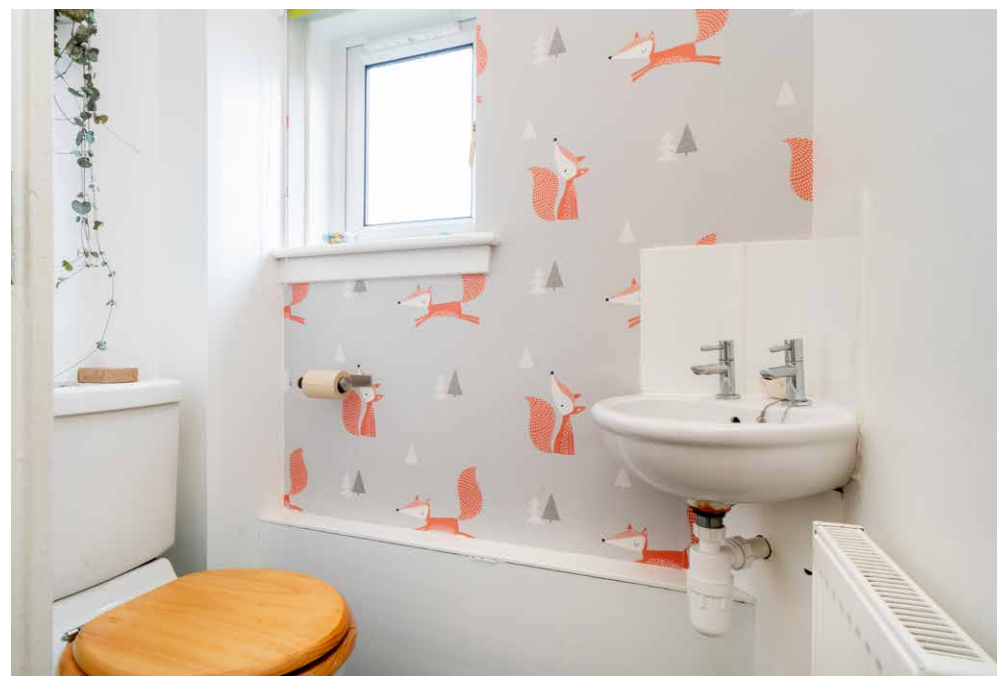
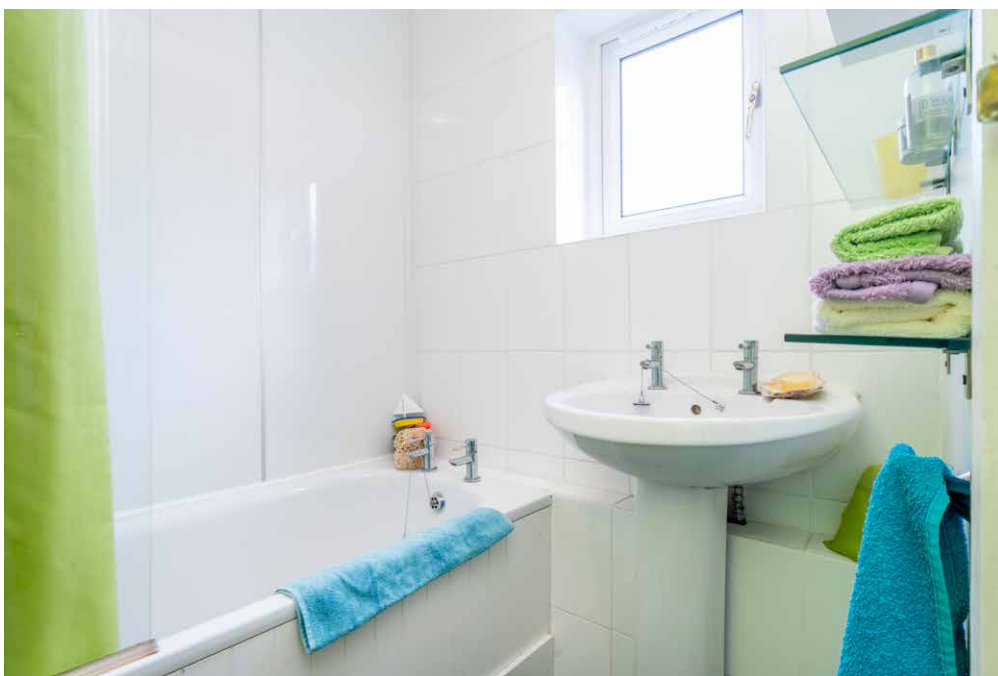
Naturally-lit landing with
built-in storage and three
double bedrooms







3pc en-suite bathroom with
overhead shower and a
2pc family bathroom with
overhead shower





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dream property!



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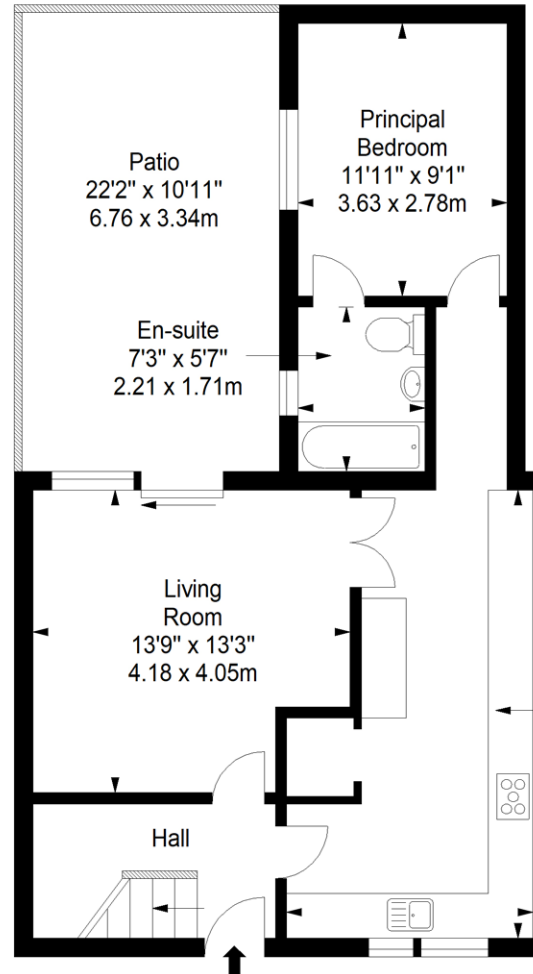
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

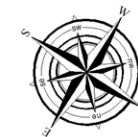
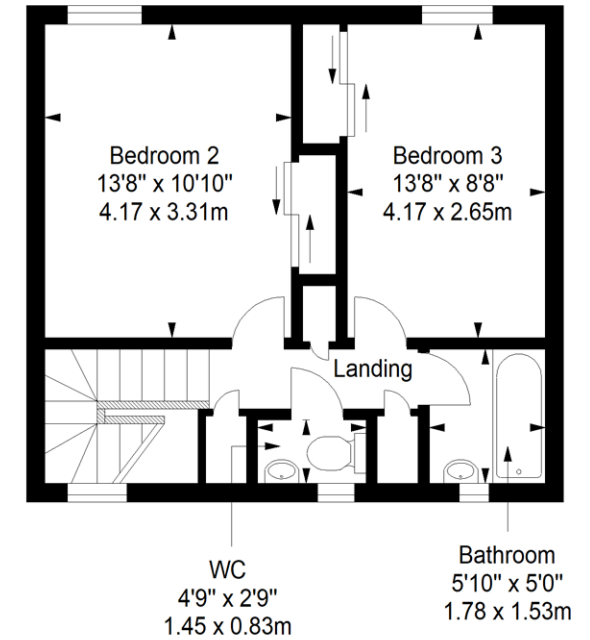
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 57.7 sq. metres (621.1 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 98.9 sq. metres (1064.6 sq. feet)