



**51 Baileyfield Crescent**  
Edinburgh, EH15 1BX

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# *"51 Baileyfield Crescent is a beautifully presented and spacious three-bedroom terraced house"*

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C.
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- SOUTH FACING GARDEN
- DOUBLE GLAZING
- PARTIALLY FLOORED ATTIC
- SOLAR PANELS
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





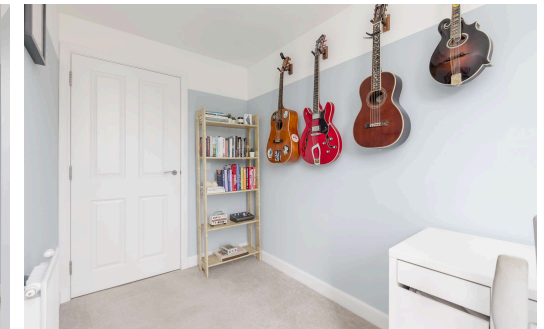
## LOCATION

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 and eateries. 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 and 5-a-side football pitches. 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

51 Baileyfield Crescent is a beautifully presented and spacious three-bedroom terraced house forming part of a development within Portobello. The house benefits from open aspects to the front & rear, a lovely private front and rear garden and residents parking.

The accommodation comprises: hallway, WC, kitchen, and sitting/dining room with direct access to the rear garden. The kitchen has stylish fitted units with integrated appliances including dishwasher, gas hob, oven and extractor fan; 2 large double bedrooms one with cupboard space; a single bedroom and a 3-piece suite family bathroom with bath and overhead shower completes the accommodation.

Further benefits include gas central heating, double glazing, solar panels, partially floored loft with LoftZone boarding, front garden, fully enclosed south facing rear garden which comprise a paved seating area as you enter the garden from the house and a large lawn area. There is a factoring fee payable of approximately £110 per year. The Factors are Ross & Liddell.

## EPC RATING

The energy efficiency rating for this property is band B.

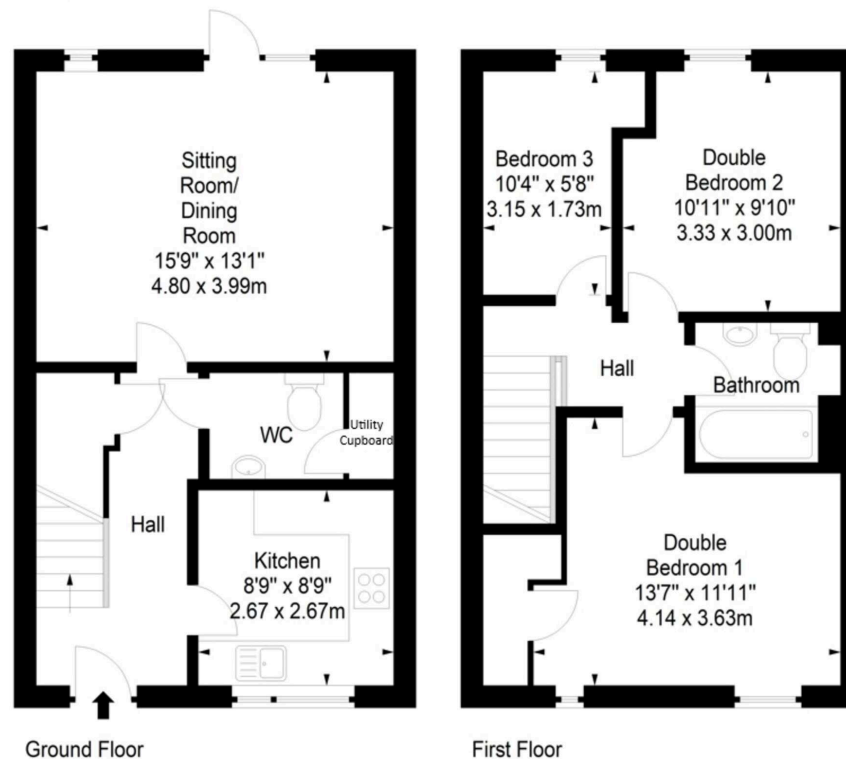
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Baileyfield Crescent,  
Edinburgh,  
Midlothian, EH15 1BX



Approx. Gross Internal Area  
889 Sq Ft - 82.59 Sq M  
For identification only. Not to scale.  
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