



6 Shrub Mount
Edinburgh, EH15 1TP

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"Shrub Mount is a charming terraced home set within a quiet residential cul-de-sac, just a short stroll from Portobello Beach"

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN / DINING ROOM
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- SHORT WALK TO BEACH
- GREAT TRANSPORT LINKS
- TOWERBANK SCHOOL CATCHMENT





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 D, however, please check with the local authority.



DESCRIPTION

Shrub Mount is a charming three-bedroom terraced home set within a quiet residential cul-de-sac, just a short stroll from Portobello Beach, the Promenade, and the High Street. The accommodation, which requires slight modernisation, comprises: an entrance hallway with stairs leading to the upper level; convenient ground-floor WC; a bright and spacious living room with twin windows overlooking the enclosed garden; generously proportioned dining kitchen offers ample space for dining and is fitted with ample floor and wall-mounted units and offers direct access onto the rear garden. A stairway lead to the upper landing with 3 spacious double bedrooms, excellent hallway storage and a family shower room which completes the accommodation on offer. Externally, the property benefits from ample residents' parking to the front, along with attractive planted beds. To the rear is a large, twin tier wraparound private garden laid to lawn, featuring a paved seating area, ideal for relaxing or entertaining during the warmer months.

EPC RATING

The energy efficiency rating for this property is band C

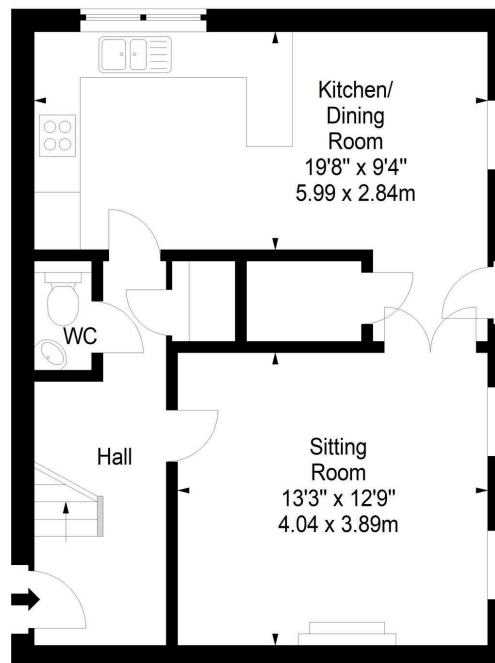
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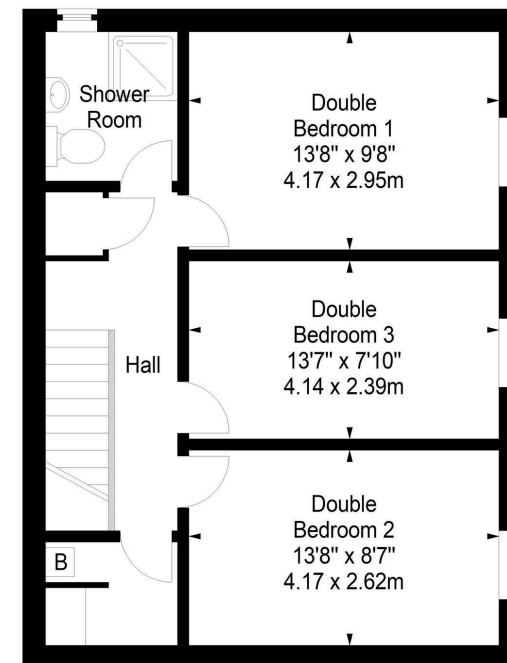
**Shrub Mount,
 Edinburgh,
 Midlothian, EH15 1TP**



Approx. Gross Internal Area
 1056 Sq Ft - 98.10 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Ground Floor



First Floor



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