

COULTERS[©]

19 LEE CRESCENT

PORTOBELLO, EDINBURGH, EH15 1LW

 3 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Set on a picturesque crescent in the heart of sought-after Portobello, this exceptionally stylish lower villa offers beautifully presented accommodation combining charming period character with thoughtfully designed modern living. Moments from the beach and excellent local amenities, the property provides a wonderful balance of elegant interiors, versatile living space and a generous private garden.

KEY FEATURES



A stylish and spacious lower villa.



Three bedrooms, two with direct garden access.



Unrestricted on-street parking.



Well maintained private rear garden.



Located on a picturesque crescent within the heart of Portobello.



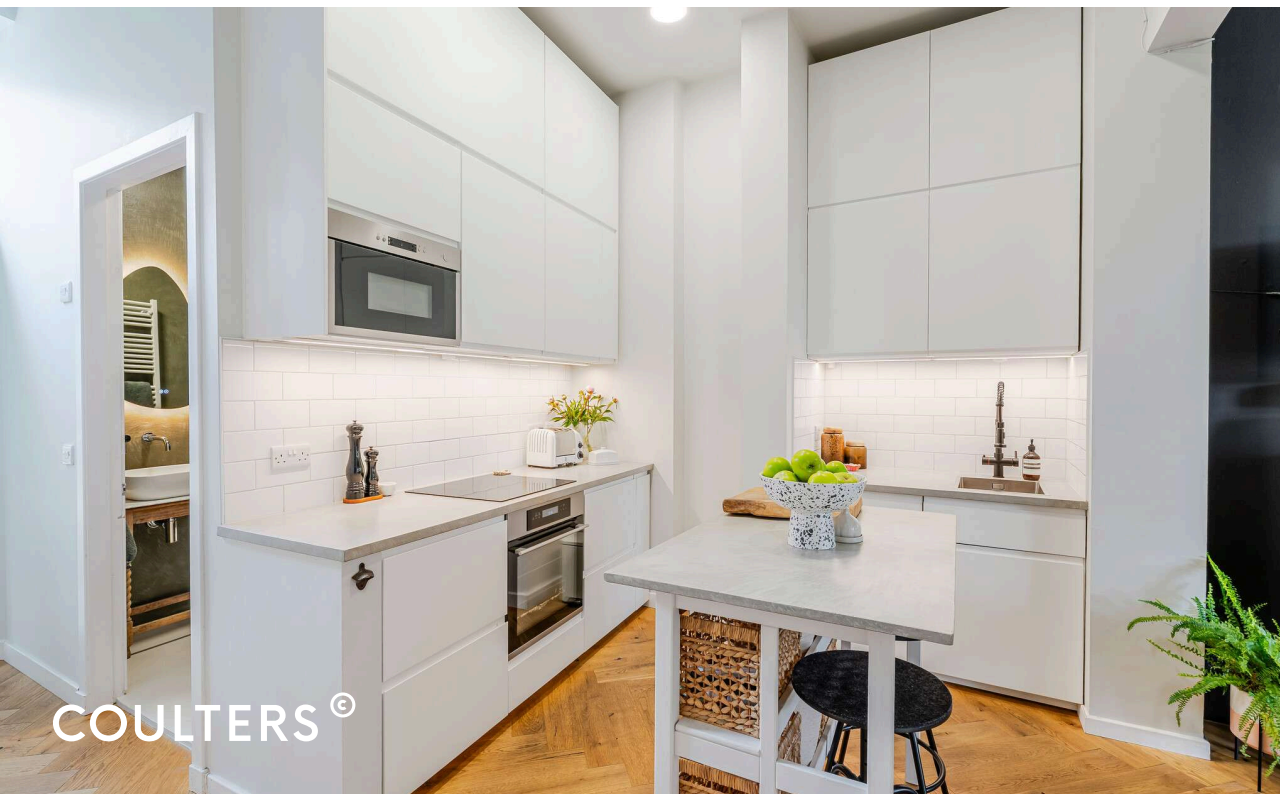
Fantastic local amenities on its doorstep.



EPC Rating - C



Council Tax Band - E





The impressive open plan sitting room is a wonderfully bright and welcoming space, enhanced by a large bay window, beautifully detailed cornicing, functioning original shutters and a charming wood burning stove. The contemporary kitchen has been finished to an excellent standard and offers superb storage, a boiling water tap and integrated dishwasher, perfectly suited to modern day living.

Beyond the kitchen lies a thoughtfully extended section of the home, creating a highly versatile dining area, snug or home office space. Flooded with natural light, this flexible room benefits from bi-folding doors opening directly onto the private rear garden, seamlessly connecting indoor and outdoor living.



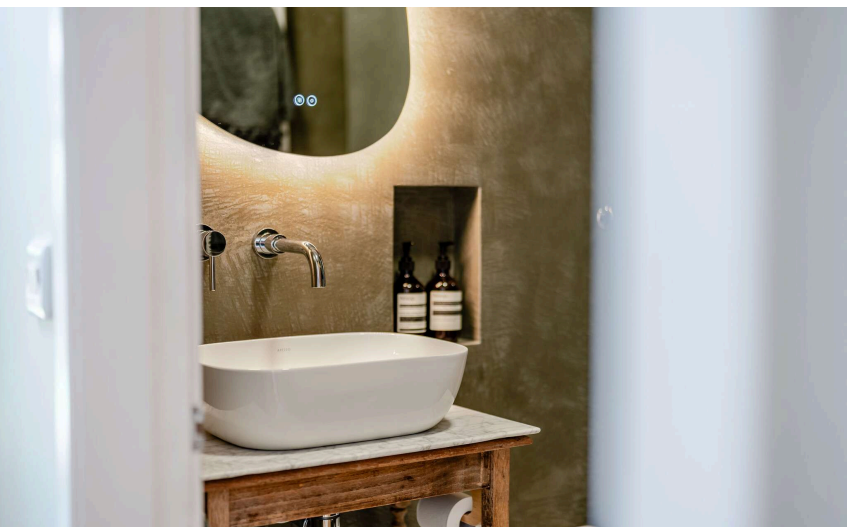


MORE INFORMATION

The property offers three bedrooms, two of which enjoy patio doors providing direct access to the garden. A stylish modern shower room and separate WC complete the accommodation. Further benefits include excellent storage throughout and a WiFi-controlled heating system.

Externally, the property enjoys a generous and beautifully maintained private garden to the rear with a desirable south-east facing aspect. Designed for both relaxation and entertaining, the garden features a large decking area, astro turf and a useful garden shed. There is also unrestricted on street parking available on the crescent.







COULTERS ©

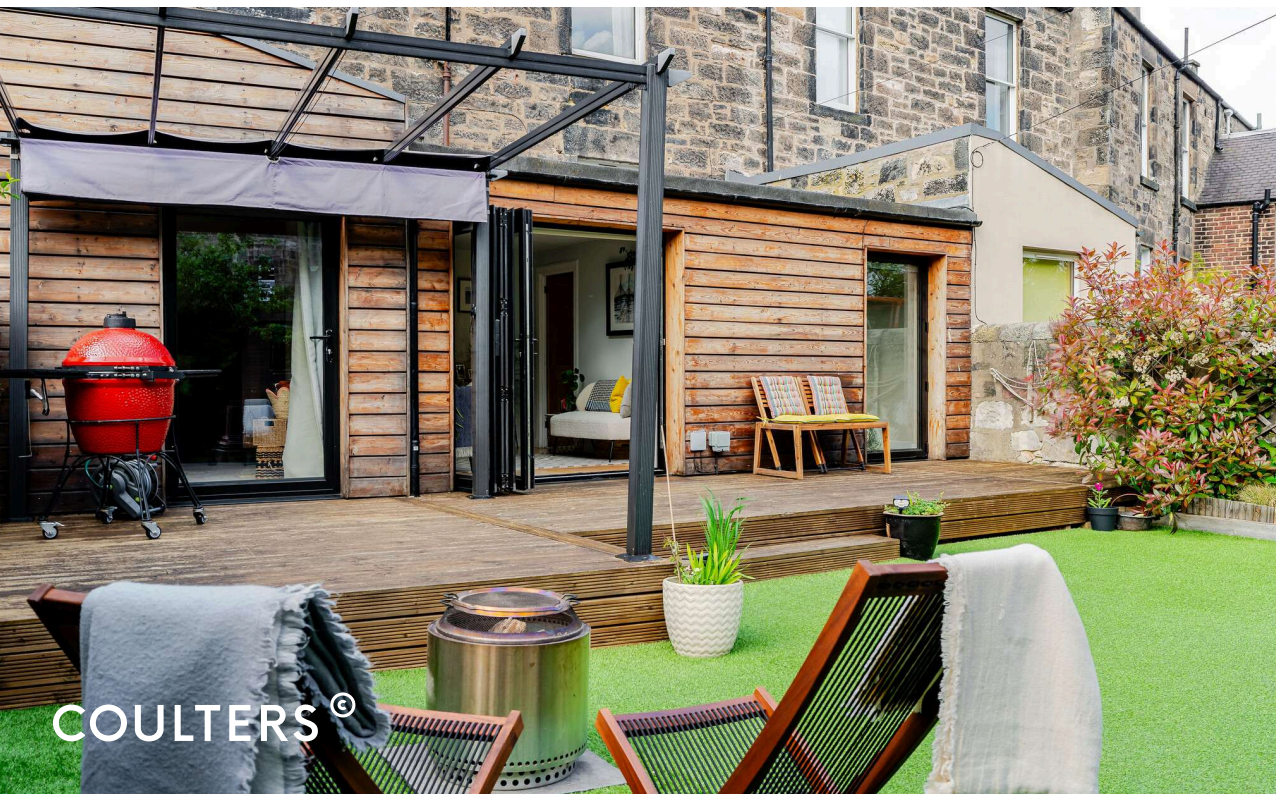
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THE LOCAL AREA

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees. The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants.

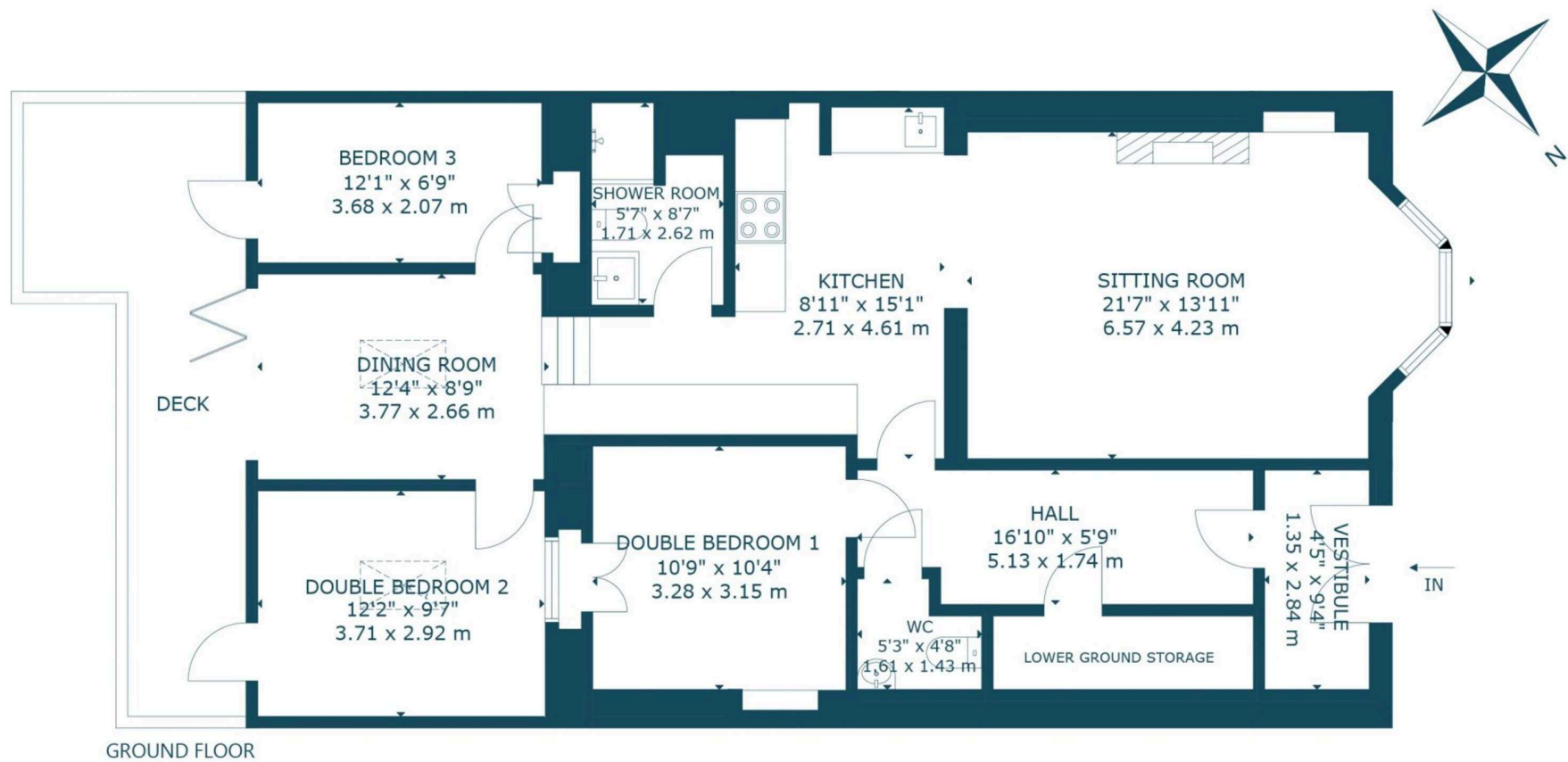
There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces. For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year.



Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

EXTRAS

All fitted floor coverings, blinds and all integrated kitchen appliances will be included in the sale. The tumble dryer and Ring alarm system are not included within the sale price.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,076 SQ FT / 100 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.