

**Home**  
SALES & LETTINGS



14A ADELPHI PLACE  
Portobello  
Edinburgh  
EH15 1BG

# Home

SALES & LETTINGS

14a Adelphi Place

# PORTOBELLO



THREE



TWO



PRIVATE

CLOSE TO BEACH

CONVERSION

LOCAL AMENITIES

QUIET SETTING



Virtually Staged

01 → **CONVERSION**

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02 → **PRIVATE PATIO**

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03 → **LIGHT FILLED INTERIORS**

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04 → **CONVENIENT LOCATION**

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05 → **PRIVATE PARKING**

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# FEATURES



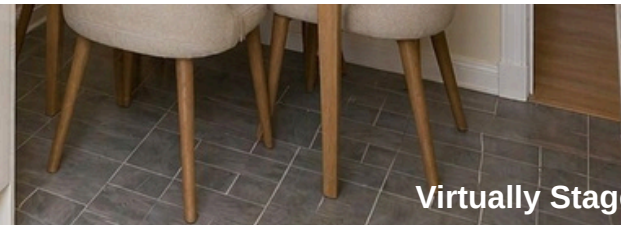
**Virtually Staged**



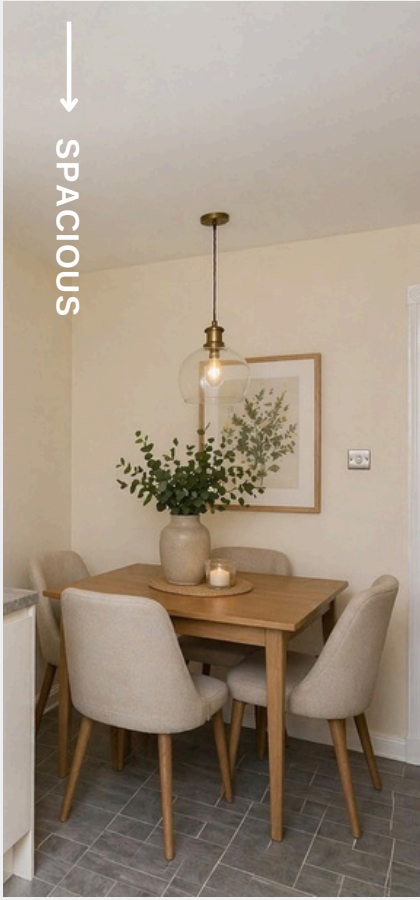
The property itself is arranged over two levels and has been designed to offer flexibility as well as comfort. The ground floor centres around a generous living space, complemented by a well arranged kitchen with dining area and a convenient shower room.

Upstairs, three bedrooms provide options for growing families, home working or guest accommodation, alongside a family bathroom.

This is a home that quietly stands apart, offering both a sense of retreat and a connection to everything Portobello has to offer.



Virtually Staged





# ACCOMMODATION



**LIVING ROOM**

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**KITCHEN/DINING**

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**3 BEDROOMS**

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**2 BATHROOM**

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**GAS CENTRAL HEATING**

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**DOUBLE GLAZING**

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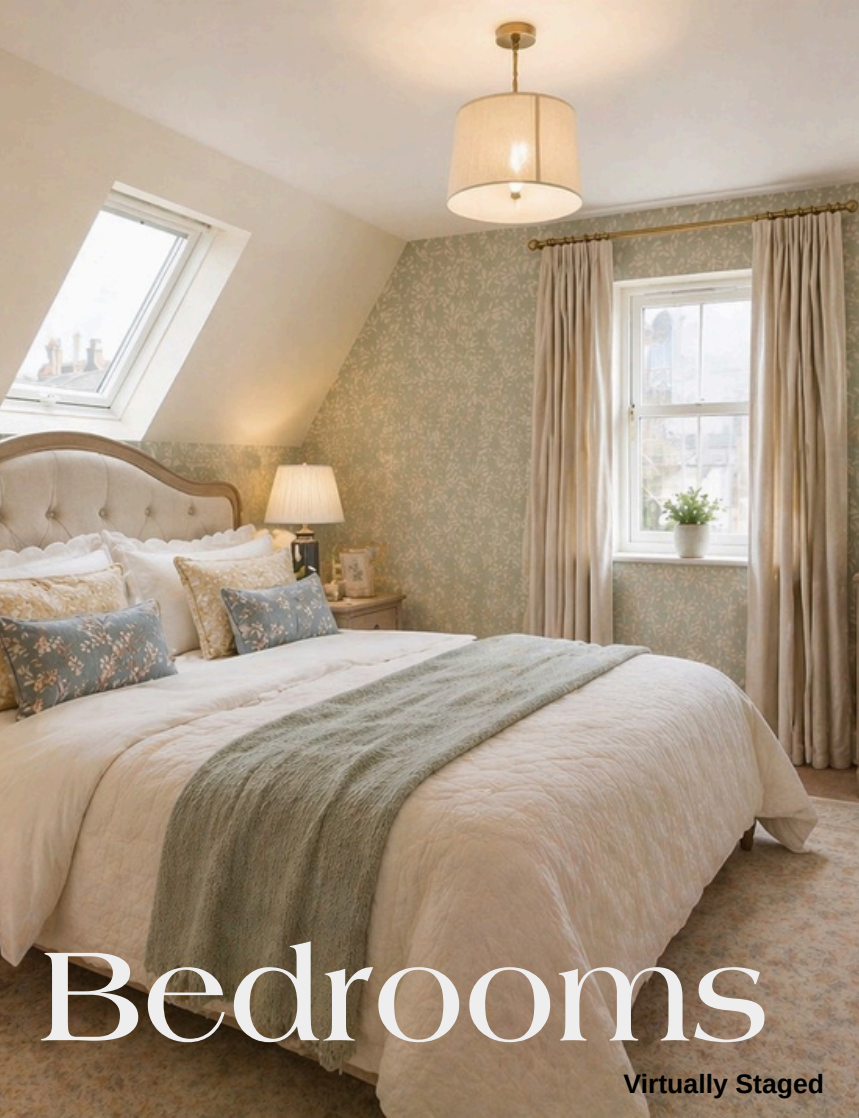
**PRIVATE PATIO**



→ THE LIVING AREA

Virtually Staged





# Bedrooms

Virtually Staged

## **A Home with a Story to Tell**

Forming part of a converted hall, this is a home with real character, thoughtfully adapted for modern living.

The layout across two levels offers flexibility and ease, with spaces that work just as well for everyday living as they do for entertaining or working from home.

What truly stands out is the setting. Quietly tucked away, yet only a short stroll from Portobello's High Street and the beach, it offers a balance that is rarely found.

The separate patio area adds further flexibility, whether used for parking or as a simple outdoor space.

A distinctive home in a location that continues to be one of Edinburgh's most desirable coastal settings.

*something different*

# What Makes This Property Special

## Our favourite features



01

**CONVENIENT LOCATION**



02

**LIGHT FILLED ROOMS**

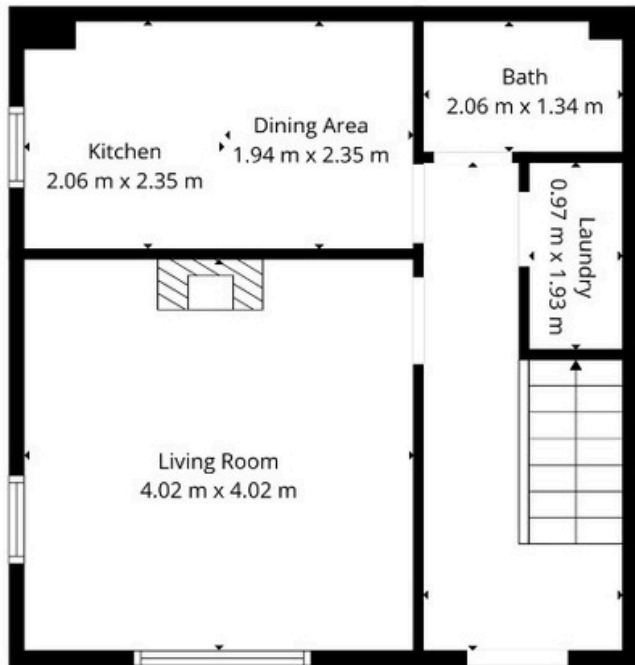


03

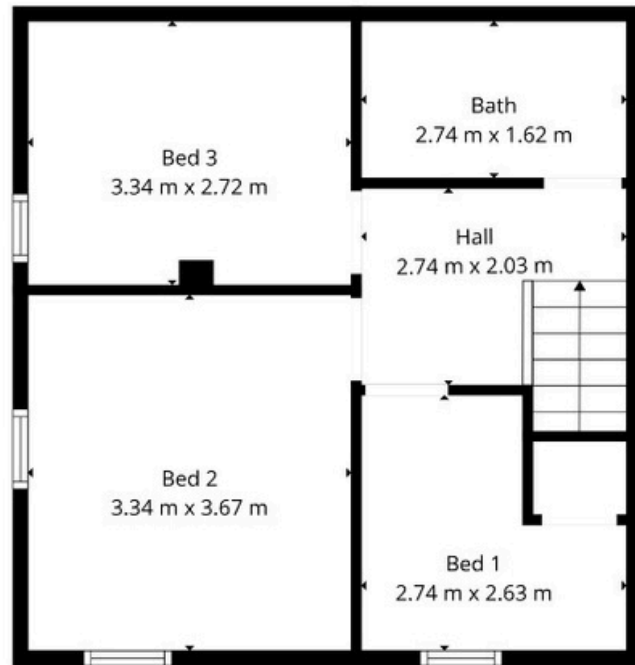
**SPACIOUS INTERIORS**

**Whether you are drawn by the light, the location, or the layout, this is a home that feels both uplifting and grounded. A place to grow, reflect, and feel truly at home.**

please note some of the photographs have been virtually staged



Ground Floor



First Floor

Total: 79 m<sup>2</sup>

# PORTOBELLO



## AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE



## GOOD EATS

FORRESTERS  
GUILD  
★★★★★

JOPPA  
ROCKS  
★★★★★

SMITH &  
GERTRUDE  
★★★★★



## AREA GOODS



## SCHOOLS

ST JOHNS  
PRIMARY

PORTOBELLO  
HIGH SCHOOL

TOWER BANK  
PRIMARY



→ BEDROOM

Virtually Staged



A distinctive home that offers both character and flexibility, set in a peaceful yet central Portobello location. With generous living space, a private patio and everything on your doorstep, it presents a rare opportunity to enjoy coastal living at its most convenient.

### **Vendor Statement**

*This has been a very successful rental property for us over a number of years, consistently attracting strong interest due to its central yet peaceful location.*

*Tenants have always valued the proximity to Portobello's High Street, the beach and local amenities, along with the flexible layout.*

*It has proven to be a reliable and well performing investment, and we feel it would suit both an investor and an owner occupier alike.*

# Home

SALES & LETTINGS

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