



25/2 Regent Street
EDINBURGH, EH15 2AY

A

"25/2 Regent Street is an exceptional and substantial stone-built tenement flat located within a highly desirable area"

- ENTRANCE STAIR
- HALLWAY/DINING AREA
- SITTING ROOM
- KITCHEN DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BEDROOM FIVE
- STUDY
- BATHROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN GROUNDS









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.



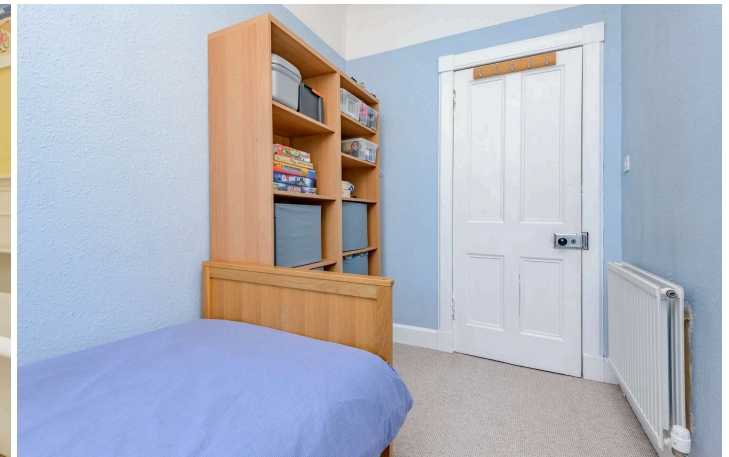
DESCRIPTION

25/2 Regent Street is an exceptional and substantial stone-built tenement flat extending to approximately 175 sq.m, enviably located within the highly desirable Portobello district. Dating from around 1890, this beautifully maintained and elegantly presented home showcases a wealth of original period features, including natural woodwork, original flooring, impressive ceiling heights and ornate cornice detailing. Occupying the entire top floor of the building, this outstanding property offers generous and flexible accommodation ideally suited to modern family living, while also providing excellent space for home working. Accessed via a shared entrance stair serving only one other proprietor, the accommodation comprises: a magnificent dining hall forming the heart of the home and providing access to all principal rooms; a bright and spacious west-facing living room with a large bay window enjoying superb views across the skyline towards Arthur's Seat; a modern kitchen/dining room fitted with an excellent range of floor and wall-mounted storage units; front-facing double bedroom 1 with bay window and extensive fitted wardrobe space; double bedroom 2; double bedroom 3; double bedroom 4; single bedroom 5; versatile study; a three-piece bathroom featuring a roll-top bath and a separate shower room completing the accommodation on offer. The property benefits from gas central heating, single-glazed sash and case windows, a private area of garden ground to the rear, and access to a communal drying green.

The energy efficiency rating for this property is band D

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Regent Street,
 Edinburgh,
 Midlothian, EH15 2AY



Approx. Gross Internal Area
 1915 Sq Ft - 177.90 Sq M
 For identification only. Not to scale.
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