



4/1 Rosefield Street

Portobello, Edinburgh, EH15 1AY



VMH ESTATE AGENTS



Rarely available, truly impressive 4 bedroom double upper villa with lovely shared rear garden

- Bright, twin windowed south facing sitting room
- Spacious kitchen/dining room
- Double bedroom 1 with built in wardrobes
- Double bedrooms 2 & 3
- Double bedroom 4 with study off
- Family bathroom
- Separate shower room
- Rear garden shared with 1 resident
- On street parking
- Gas central heating



Offers Over: £525,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Rarely available, generously proportioned, stylish 4 bedroom double upper villa located in the highly sought after seaside area of Portobello. The property lies within easy walking distance of all the amenities and attractions of Portobello High Street and the Promenade. The south facing aspect to the front enjoys views of Arthur's Seat and there is a delightful outlook to the rear over Jessfield Bowling Club. Accessed from a shared stairwell with just one other resident is a lovely rear garden.

The impressive interior is flooded with natural light and extremely well proportioned throughout. The public spaces are tastefully presented and versatile and all bedrooms are generous in size. In addition to the study there are further areas on both levels for study/office space. The accommodation is complemented by charming period features such as decorative corning, working shutters and an attractive fireplace in the sitting room.







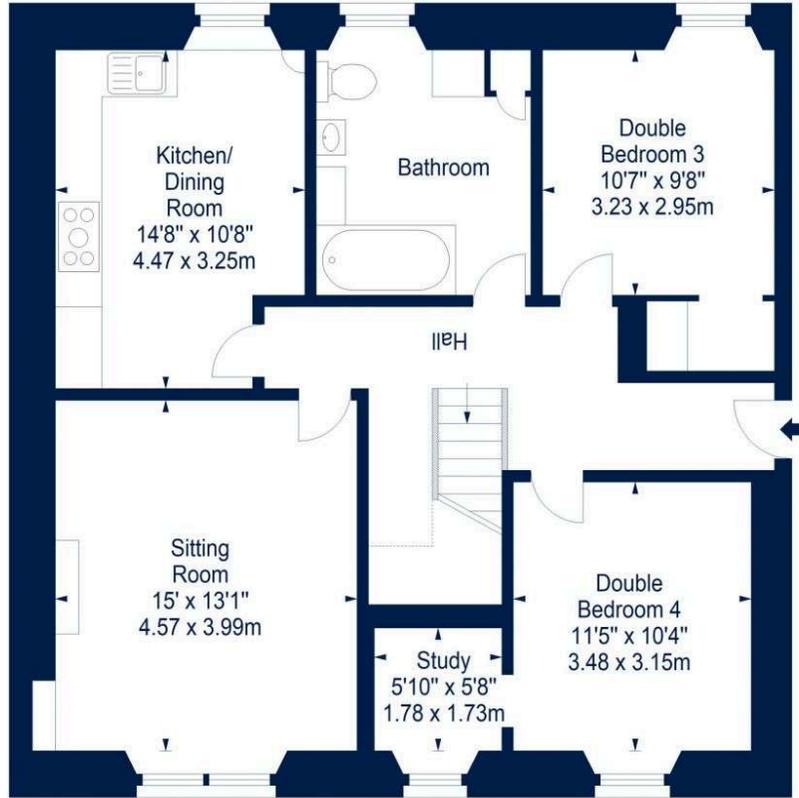
Location

The charming seaside district of Portobello is a highly sought-after area of Edinburgh with its Promenade and long sandy beach. The open spaces of Rosefield Park, Figgate Burn and Public Park and Portobello Golf Course are situated in the immediate vicinity with Holyrood Park and Arthur's Seat also close by. There are excellent and varied shopping facilities and amenities immediately to hand on Portobello High Street which cater for all everyday needs. There are also two major supermarkets within a short drive as well as additional facilities at Fort Kinnaird. Several major bus routes pass nearby giving easy access into Edinburgh city centre and this location is particularly convenient for access on to the City Bypass. Excellent schooling is represented in both the state and private sector.

Extras

All fitted floor coverings, light fittings, blinds, curtains, curtain poles, hob, oven, combination microwave, extractor hood, dishwasher and washing machine are included in the sale price. The shed in the garden is also included in the sale price.

4/1 Rosefield Street, Edinburgh, Midlothian, EH15 1AY



First Floor

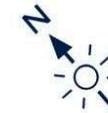


Second Floor



House - Approx. Gross Internal Area - 1562 Sq Ft - 145.11 Sq M

For identification only. Not to scale. © SquareFoot 2025





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