



Portobello

13 Stanley Street
EH15 1JJ



Maindoor Flat

OFFERS OVER £575,000

Maindoor Flat

- Entrance vestibule
- Hallway
- Living room
- Dining room
- Kitchen
- 4 bedrooms
- Bathroom
- Rear hall

Ancillary Accommodation

- Hallway
- Open plan living room/kitchen
- Boxroom/bedroom
- Bathroom
- Private front and rear gardens
- Gas central heating in main door flat
- Electric heating in ancillary accommodation
- Double glazing in ancillary accommodation
- Extensive basement under main door flat
- Unrestricted on street parking
- Close to Portobello Beach and Figate Park
- Flexible family accommodation





Viewing is highly recommended of this spacious family home in Portobello, which also has detached ancillary accommodation at the bottom of the garden. Many recreational facilities are within easy reach and include a choice of golf courses, gyms, Portobello Swim Centre and lovely walks along the promenade. A choice of excellent schooling can also be found locally from Primary to Secondary level and a choice of public transport, including a range of local buses and the nearby Brunstane Train Station, is also available. Shopping facilities can be found locally in Portobello itself with further shopping available at nearby Musselburgh and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants. There is easy access to the city bypass, Edinburgh international Airport and the motorway network.

The lower flat opens to an entrance vestibule which takes you to the large hallway which benefits from a deep built in storage cupboard and has much of the accommodation off. The spacious living room is front facing, and enjoys several traditional features including bay window, ornate cornice, wooden floor and a gas-powered fireplace within a surround. To the rear of the property is the dining room/sitting room which has 2 built in storage cupboards, gas powered fireplace within a surround and the kitchen off. The kitchen is rear facing and has base and wall units, integrated oven with gas hob, freestanding washing machine, fridge freezer, 2 built in cupboards and the rear hall off which gives direct access to the rear garden. To the front of the house is a spacious and bright double bedroom which features ornate cornice, wooden floor, twin windows and fitted wardrobes. There is a further double bedroom to the side of the flat, and two other double bedrooms situated to the rear (one currently configured as a dining room). Completing the accommodation is a side facing bathroom which has partially tiled walls, WC with concealed cistern, wash hand basin within a vanity unit, bath, separate mains powered shower, and a heated towel rail.

At the foot of the garden is a 2-storey detached ancillary accommodation. The property is entered via a hallway with stairs to the upper level, built in cupboard, and the boxroom/bedroom and bathroom off. The double boxroom/ bedroom benefits from built in wardrobes. The bathroom is internal and comprises of a WC, wash hand basin, a bath with overhead electric powered shower unit and houses the washing machine. Upstairs is the open plan living room/kitchen. The living area has an electric powered fireplace within surround, and the kitchen area has base and wall units, integrated oven with electric hob, freestanding under counter fridge, and freezer.

The property enjoys well maintained private front garden and a rear garden with a lawn area, shrub borders, and patio ideal for alfresco dining. Additional benefits include gas central heating in the lower flat, electric heating and double glazing in the ancillary accommodation, unrestricted on street parking, and an extensive basement beneath the lower flat which would be ideal for development (subject to planning).

Council Tax - E for main flat, Council Tax - B for ancillary accommodation

EXTRAS

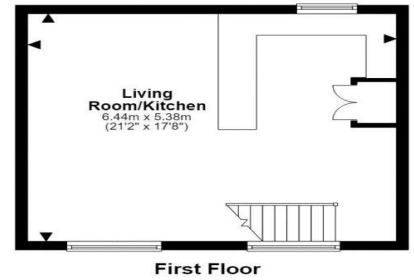
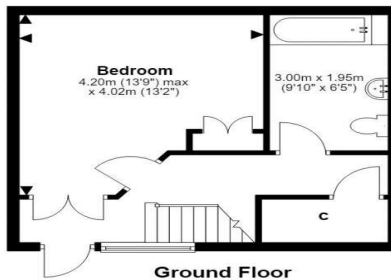
To include the aforementioned white goods, curtains/blinds, floor coverings, light fittings, and garden sheds (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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