



27 Adelphi Place
Edinburgh, EH15 1BG

A

"Adelphi Place is a charming 1 bed end-terraced traditional stone cottage within the desirable coastal suburb of Portobello"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN DINER
- DOUBLE BEDROOM
- BATHROOM
- FULLY FLOORED ATTIC SPACE
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- FRONT & SIDE GARDENS
- ON STREET PARKING





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 D, however, please check with the local authority.



DESCRIPTION

Adelphi Place is a charming 1 bed end-terraced traditional stone cottage, enjoying a peaceful and sought-after location within the desirable coastal suburb of Portobello, to the east of Edinburgh City Centre. Requiring slight modernisation, the accommodation comprises: a welcoming hallway; spacious living room with feature fireplace; generous front-facing bedroom with feature fireplace and press cupboard; kitchen/diner with ample floor and wall-mounted storage cupboards, together with a recessed area ideal for a table and chairs; family bathroom with separate shower cubicle; and stairway to attic area with Velux windows overlooking the Bowling Club. Externally, the property benefits from a generous front and side garden. Further features include gas central heating and single-glazed sash and case windows.

This property is in the catchment area for Tower Bank Primary and Portobello High School.

EPC RATING

The energy efficiency rating for this property is band D

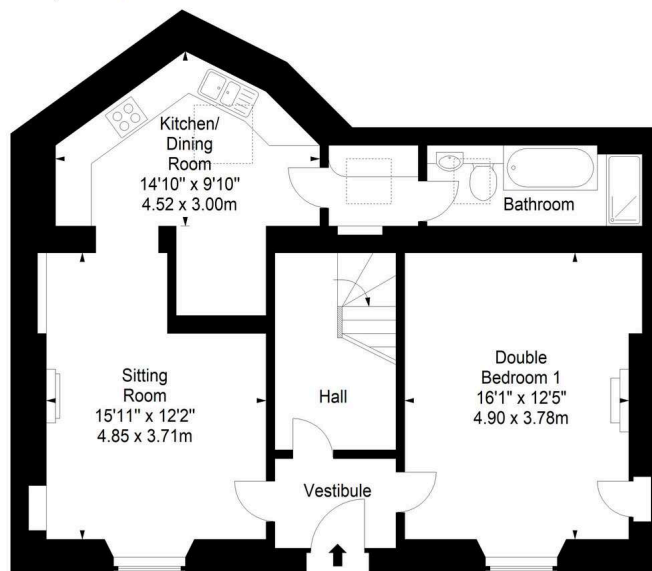
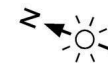
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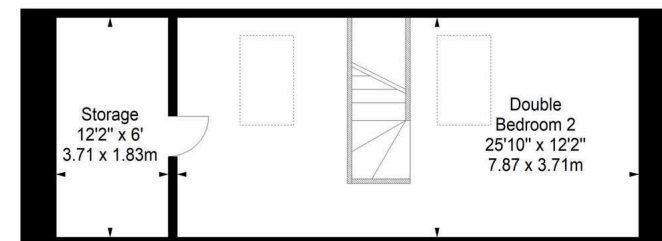
Adelphi Place,
Edinburgh,
Midlothian, EH15 1BG



Approx. Gross Internal Area
1190 Sq Ft - 110.55 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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