



22 Baileyfield Road
PORTOBELLO | EDINBURGH | EH15 1DL


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Quietly positioned within a sought-after non-estate location in the heart of Portobello, this charming terraced period property offers beautifully proportioned accommodation arranged over two floors. Constructed around the turn of the century, the property combines an abundance of period character with modern comfort and is presented to the market in true walk-in condition.

The accommodation is particularly well suited to modern family living, with a generous living/dining room forming the heart of the home. The spacious kitchen is well positioned to the rear and provides a practical and welcoming space for everyday living. A useful ground-floor bedroom offers excellent flexibility and could also be utilised as a home office, depending on individual requirements. The ground floor further benefits from a well-appointed bathroom.

Upstairs, there are two further well-proportioned bedrooms, providing excellent accommodation for family, guests or those working from home, together with a convenient shower room. The bedrooms benefit from good natural light and ample storage, while the overall layout provides a versatile balance of shared and private space.

Externally, the property enjoys a sizeable rear garden, incorporating a patio area and extensive paving for ease of maintenance, making it an ideal space for outdoor dining, relaxation and entertaining. On-street parking is available to the front.

Overall, 22 Baileyfield Road presents an excellent opportunity to acquire a characterful period home in a highly desirable Portobello location.

- Prime Portobello location
- Charming period terraced home
- Spacious, well-proportioned accommodation
- Three double bedrooms
- Walk-in condition
- Large, low-maintenance rear garden

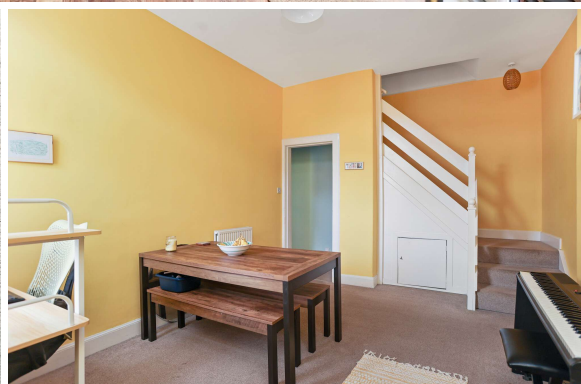
Council Tax Band D and Energy Rating D

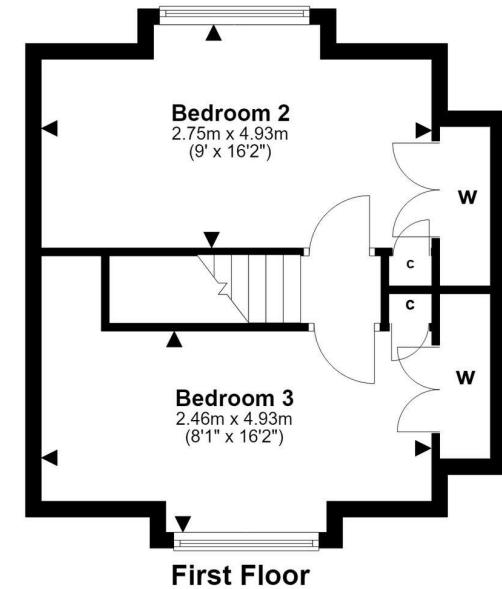
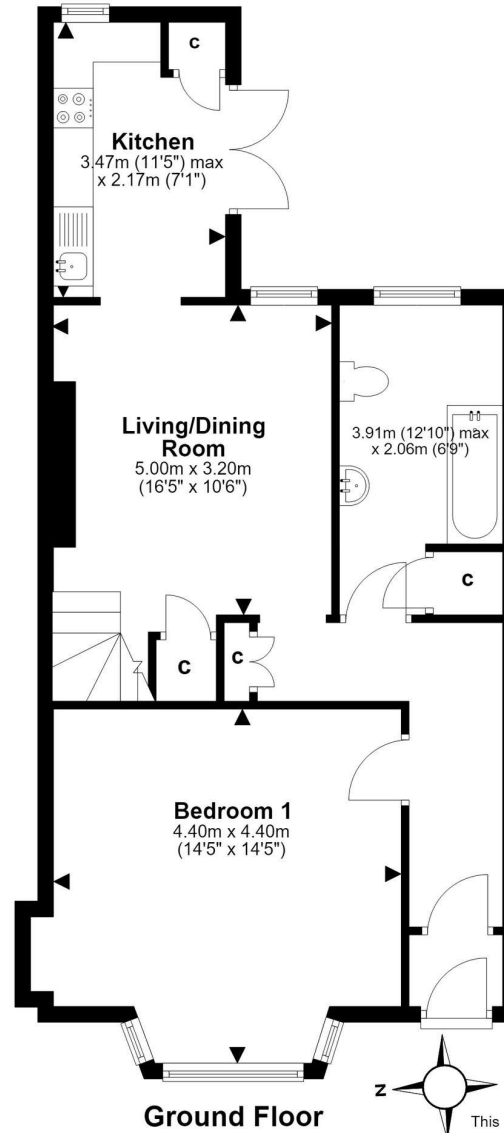
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and kitchen appliances will be included in the sale, with the exception of curtains and lampshades which will not be included.

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.