

PORTOBELLO
25/3 CHRISTIAN CRESCENT
EH15 3AD



EPC RATING: C

OFFERS OVER £130,000



UPPER FLAT

Great One Bed Upper with Garden Close to Popular Portobello - Now Requiring Some Updating

VIEWING

Sun 2-4pm or By App call 0131 446 6850

PROPERTY DESCRIPTION

This superb one bed first floor flat would make an ideal home for a first time buyer or downsizer. The good-sized accommodation comprises of a living/dining room leading to a galley kitchen, there is a double bedroom and a bathroom. There is the added bonus of a private area of garden ground to the rear.

Entrance door at ground level with staircase to the first floor
Large, bright living/dining room with feature fireplace & storage, leading to - Galley kitchen with fitted units & appliances and handy storage cupboard

Good sized double bedroom with twin windows

Bathroom with bath, vanity sink unit & wc

Gas central heating from new combi boiler in the kitchen

Upvc double glazed windows

Areas of private garden ground located to the rear

Free on street parking

AREA

The Christians is a popular development located to the east of the city centre. The flat is just a short walk from the seaside area of Portobello with its many local amenities such as cafes, restaurants, independent retailers & supermarkets. Fort Kinnaird & Meadowbank Retail Parks are both just a short drive or bus ride away with their wide array of retail & leisure facilities, and Asda at the Jewel provides excellent local shopping. Meadowbank Sports Centre has superb local facilities; the National Cycle Network is also nearby with its extensive travel options within Edinburgh & beyond. Duddingston Golf Club is close by and there are amazing walks available in Holyrood Park & Arthur's Seat making this an ideal area for

those who like outdoor pursuits. There are also numerous bus services both into & out of the city and easy access to the A1, City Bypass and the motorway network.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£135,000

Living/Dining Room	16'6" x 9'10" (5.03 x 3.00m)
Kitchen	8'4" x 6'8" (2.54 x 2.03m)
Bedroom 1	16' x 8'5" (4.88 x 2.57m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

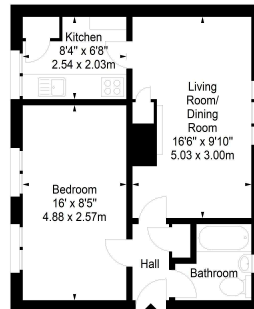
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Christian Crescent,
Edinburgh,
Midlothian, EH15 3AD



Approx. Gross Internal Area
436 Sq Ft - 40.50 Sq M
For identification only. Not to scale.
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First Floor

