

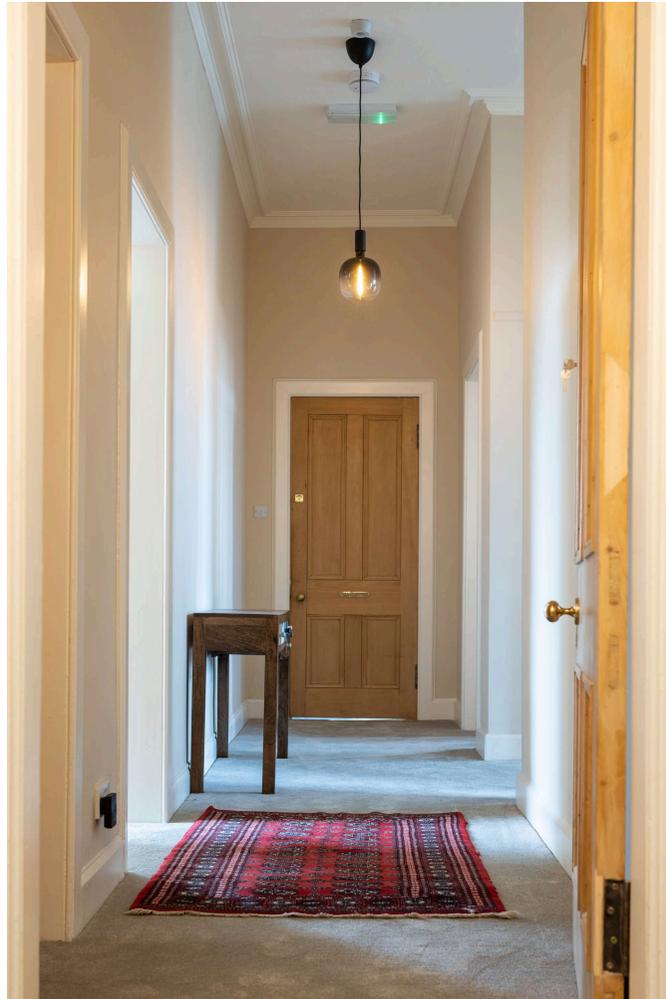


**5 Abercorn Terrace**  
Edinburgh, EH15 2DD

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*"5 Abercorn Terrace is a beautifully presented double upper Victorian villa, with a self-contained studio flat, forming part of an impressive stone-built property"*

- WELCOMING ENTRANCE HALL
- DRAWING ROOM WITH BAY WINDOW
- FAMILY ROOM / BEDROOM 3
- KITCHEN / DINING ROOM
- UTILITY ROOM
- BATHROOM
- SELF CONTAINED STUDIO FLAT WITH STUDY
- STAIR TO SECOND FLOOR LANDING
- SITTING ROOM / BEDROOM 4
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- HOME OFFICE / BEDROOM 5
- BATHROOM
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WITHIN 2 MINS WALK TO BEACH & ABERCORN PARK









## 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.

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

The energy efficiency rating for this property is band C

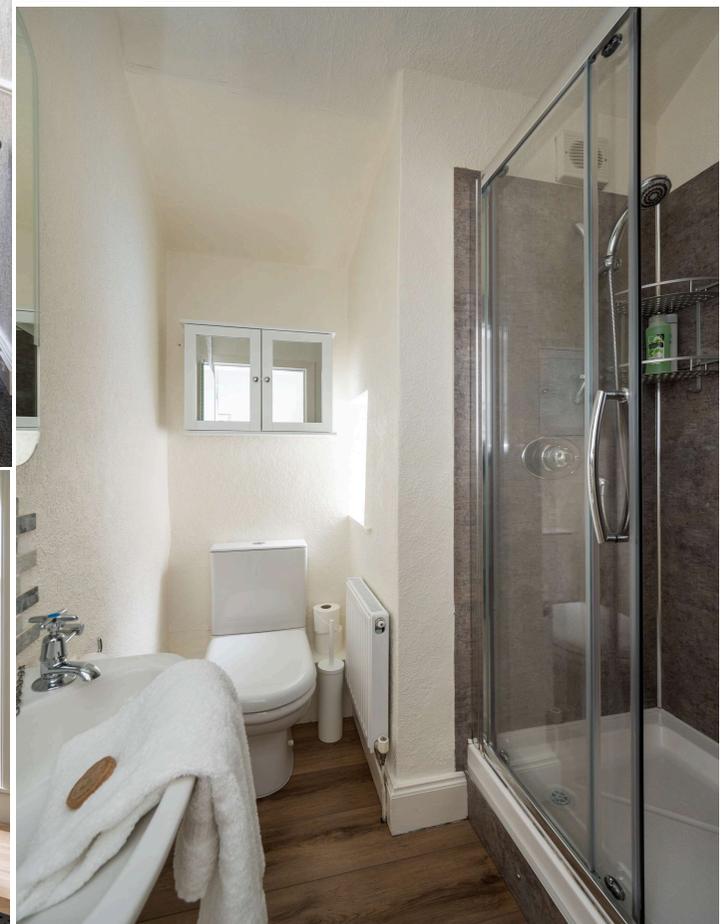
## DESCRIPTION

5 Abercorn Terrace is a beautifully presented double upper Victorian villa, with a self-contained studio flat, forming part of an impressive stone-built property in the highly desirable residential area of Portobello.

Having changed hands only twice in over 80 years, and held within the same family for the past 40 years, this is a rare opportunity to acquire a home of genuine provenance and long-term ownership. Occupying the first and second floors, this outstanding house showcases high-quality finishes and a tasteful blend of modern design and period character. The property offers generous room proportions, elegant high ceilings, and an abundance of natural light throughout, creating a bright and welcoming home ideally suited to both family living and entertaining. Entered at ground floor level, an internal staircase leads to the first floor, which comprises: a welcoming hallway with cupboard; an impressive bay-windowed drawing room with views over the charming Abercorn Park; a fitted dining kitchen with utility room off; a spacious family room/double bedroom 3; and a contemporary bathroom. A particular highlight is the self-contained studio flat, offering excellent flexibility and complete with its own kitchen and shower room. This space is perfectly suited for guest accommodation, extended family living, or as an income-generating letting opportunity. A staircase leads to the second floor, where there are two further generously sized double bedrooms, a living room/bedroom 4, home office/bedroom 5 and a bathroom, completing the accommodation.

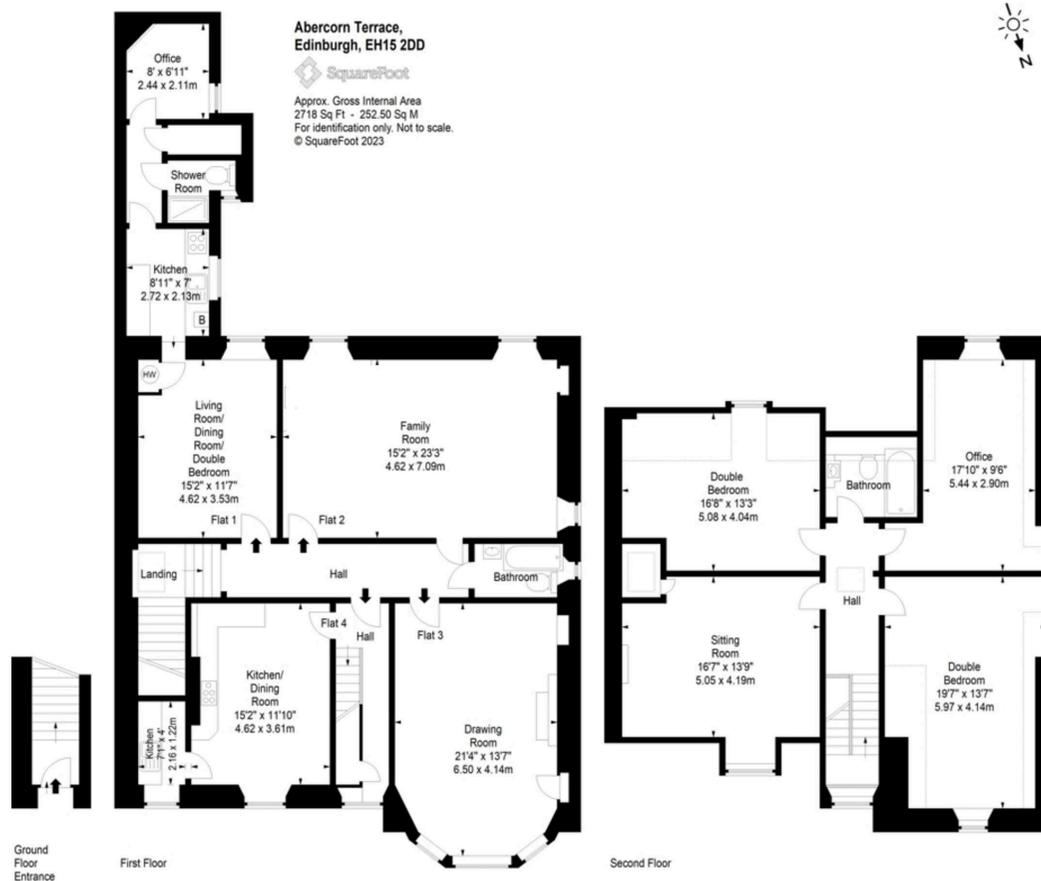
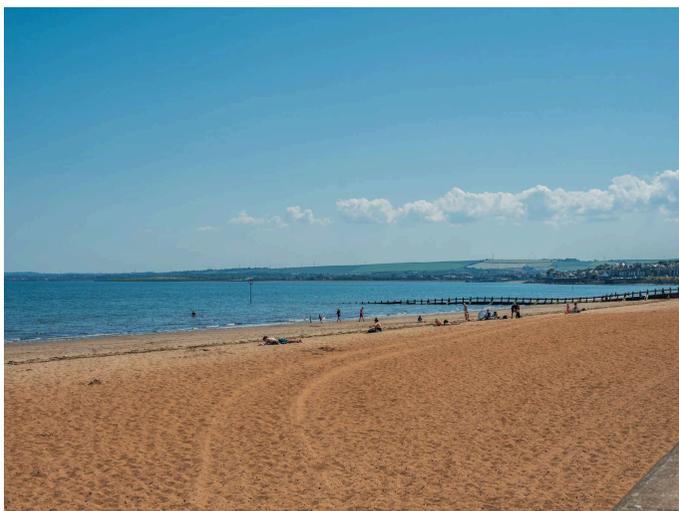
Additional benefits include gas central heating, partial double glazing, a front garden, and a private single parking space.





5 Abercorn Terrace, Portobello, Edinburgh, EH15 2DD

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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