



**45 Bailie Terrace**  
Edinburgh, EH15 3BT

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# *"45 Bailie Terrace is a spacious semi-detached house set over two floors with a floored attic space"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- DINING ROOM
- BREAKFASTING KITCHEN
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY AND GARAGE
- FRONT & REAR GARDENS









### LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks 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, which is within a short walking distance, 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 nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League Padel and 5-a-side football pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

### COUNCIL TAX

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



### DESCRIPTION

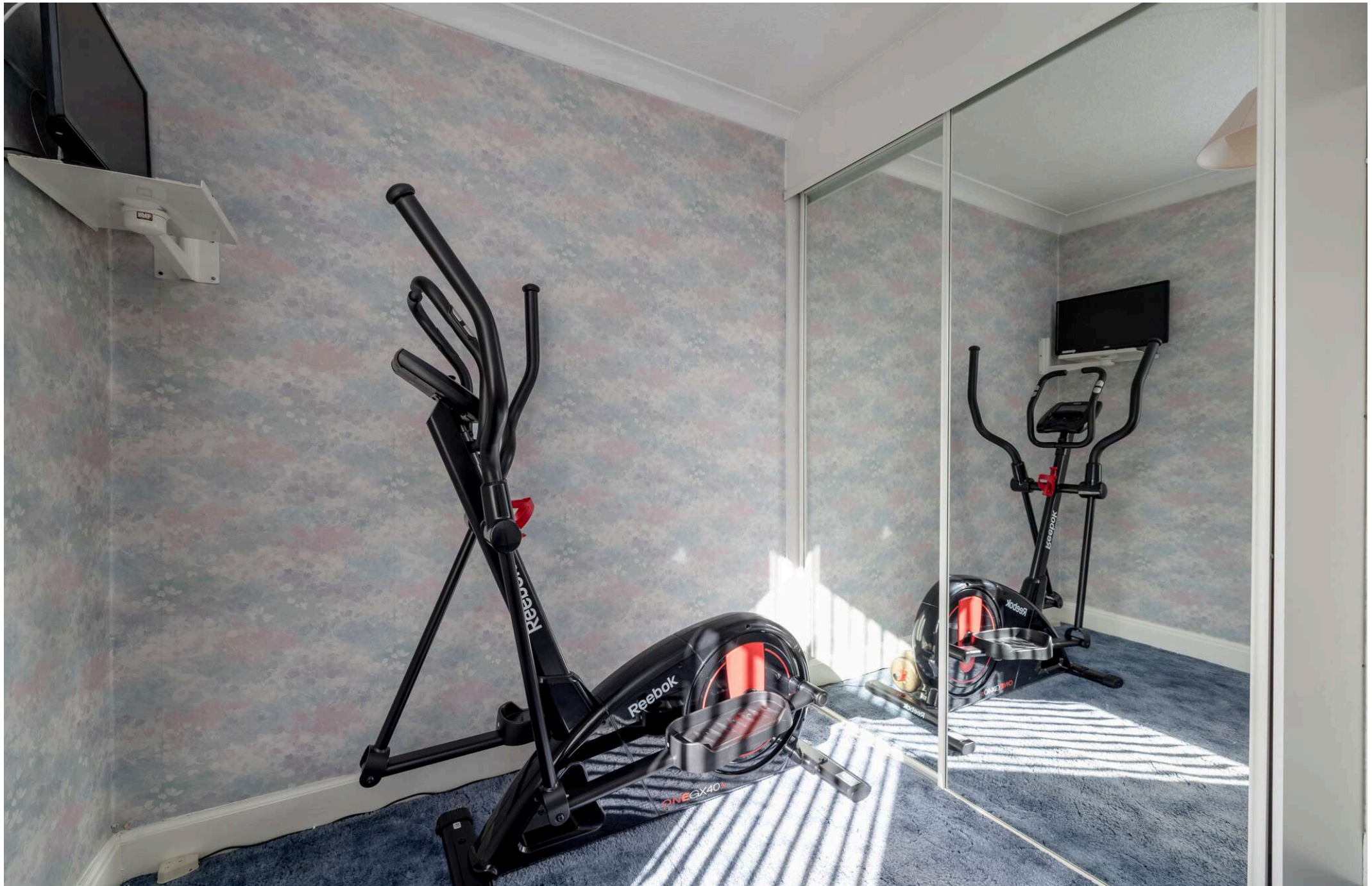
45 Bailie Terrace is a spacious semi-detached house set over two floors with a floored attic space. Built around the mid 1930's this semi detached house gives excellent family accommodation and has been well maintained over the years.

The accommodation comprises: entrance vestibule; a welcoming entrance hallway; front facing sitting room, with feature fireplace and bay window, of generous proportions letting in lovely natural light to the room and glass doors leading to the dining room; contemporary breakfasting kitchen with attractive units, skylight and French doors leading to the rear garden; utility room; downstairs W.C and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms with fitted wardrobes and a single bedroom and the house is completed by a stylish bathroom with separate shower cubicle. Further benefits include large mature gardens to the rear with decking but mostly laid to lawn, garage, mono block to front giving additional parking, gas central heating and double glazing.

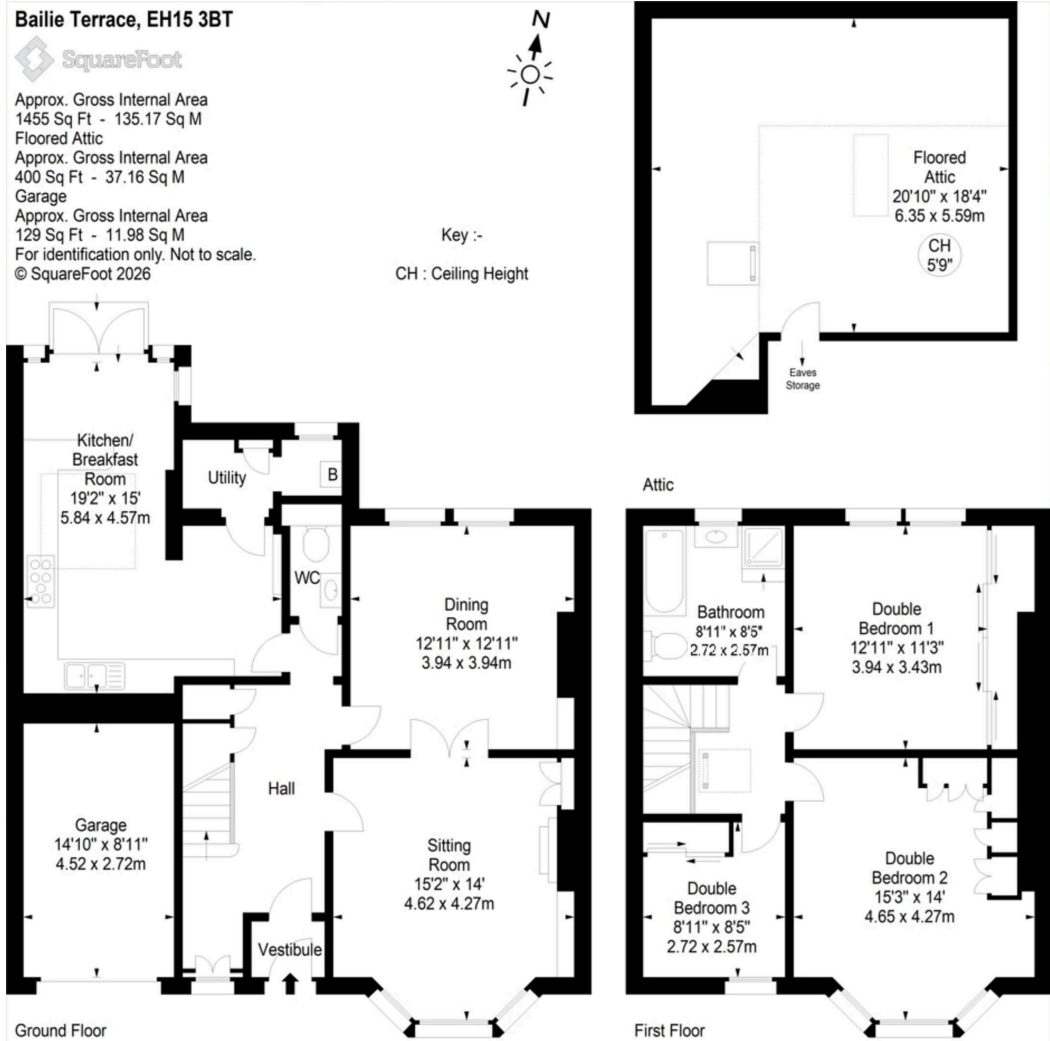
### EPC RATING

The energy efficiency rating for this property is band C





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