










Offers Over
£230,000

29 Westbank Place

Portobello | Edinburgh | EH15 1UD

This attractive 2-bedroom end-terraced house with private front garden forms part of a pleasant, established modern development with resident's parking, quietly positioned within the highly regarded Portobello district of the city, within walking distance of excellent amenities, transport links together with the superb beach and promenade.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  Resident's Parking
-  EPC Rating – E
-  Council Tax Band - D



Description

The property shall undoubtedly appeal to a wide variety of buyers, seeking a charming home in an excellent location and merits internal viewing to be fully appreciated. The accommodation would now benefit from some minor cosmetic upgrading, providing a great opportunity for a buyer to put their own personal stamp on this fine home. Access is via an entrance vestibule with good sized storage/utility cupboard. From the vestibule is a sizeable, open plan reception/dining/kitchen. Enjoying a dual aspect to the front and rear with the kitchen fitted out with a range of modern wall and base units with built-in electric hob, oven and hood with further appliances included. An open plan carpeted staircase from the reception room leads to the upper floor, with hatch to insulated attic. There are two good sized bedrooms, with the larger of the two benefiting from built-in mirrored wardrobes together with a further store cupboard with shelving and housing the water tank. Lastly, the extensively tiled, modern shower room comprises of a white three piece suite with shower cubicle housing an electric shower. Further benefits include electric storage heating and double-glazed window units.



Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge, freezer, washing machine, tumble drier and microwave.

Externally

There is a small private area of garden ground to the front of the property and for the car owner, ample resident's parking is available to the front.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £53 per ¼ is payable for the upkeep of the communal garden grounds.

Viewing

By appointment through Neilsons on 0131 625 2222.





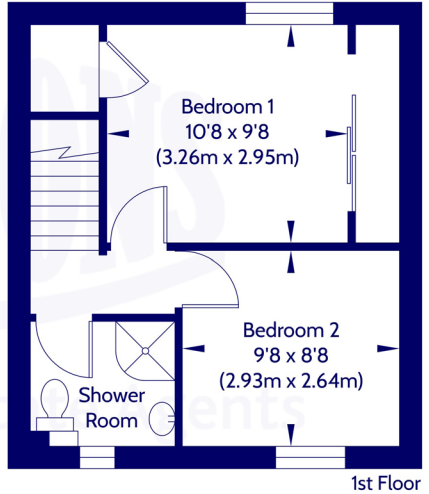
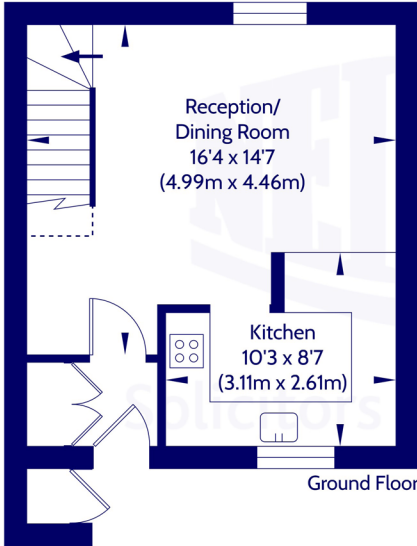
Location

Westbank Place forms part of a quiet established modern development within the highly desirable Portobello district of the city with the beach and promenade just a short walk away. The nearby high street offers a good choice of specialist shops and services including a large Aldi and Sainsbury's Local. There are a number of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the City By-pass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 57 Sq M / 617 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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