



Portobello

14 A Adelphi Place
EH15 1BG



Terraced House

OFFERS OVER £385,000

- Entrance hall
- Living room
- Kitchen
- Shower room
- 3 bedrooms
- Bathroom

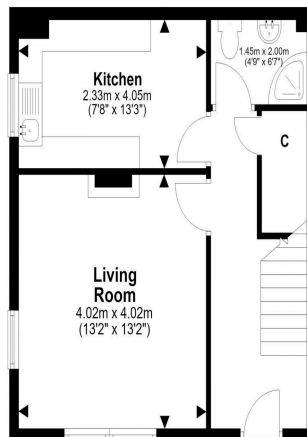
- Gas central heating
- Double glazing
- Private front patio
- Private parking space
- Unrestricted on street parking in area
- Close to Portobello beach
- Excellent transport links



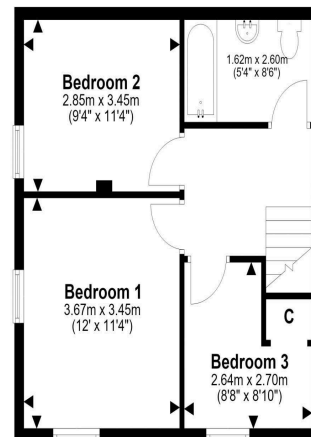
Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321







Ground Floor



First Floor



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.

Viewing is recommended for this 3 bedroomed terraced house located within the highly sought-after Portobello area, which lies to the east of Edinburgh City Centre and is renowned for its beach and promenade. The property is well positioned to take advantage of a superb range of shopping outlets at Portobello High Street. Leisure facilities on offer include a choice of bars and restaurants, Victorian swimming pool, gym and Turkish sauna facilities as well as a 5-aside football centre and two play parks. An excellent choice of public transport is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

The house opens to an entrance hallway with stairs to the upper level and a built-in storage cupboard (housing the washing machine). The bright living room is situated to the front of the house and enjoys a dual aspect and a gas-powered fireplace within surround. The kitchen is situated to the rear and has base and wall units, integrated oven with gas hob, freestanding dishwasher, and fridge freezer. Also to the rear is an internal shower room with partially tiled walls, WC, wash hand basin, and a mains powered shower.

Upstairs, the landing gives access to the rest of the accommodation. A double bedroom is to the front and has a dual aspect. Another double bedroom is found to the side, and a single bedroom to the front.

Completing the accommodation is a partially tiled internal bathroom with WC, wash hand basin and bath with an overhead mains powered shower unit.

The house enjoys a private front patio, private parking space, gas central heating, double glazing and unrestricted parking in the surrounding area.

EXTRAS

To be sold as seen (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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