



PORTOBELLO
8 THE POTTERY, EDINBURGH, EH15 1TH

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■ MACRAE
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■ RENNIE

PORTOBELLO, 8 THE POTTERY, EDINBURGH, EH15 1TH



LIVINGROOM



KITCHENDININGROOM

- BRIGHT AND SPACIOUS MID TERRACED VILLA
- WELL PRESENTED THROUGHOUT
- ATTRACTIVE COURTYARD SETTING
- POPULAR AREA MINUTES FROM THE BEACH
- EXCELLENT FAMILY ACCOMMODATION
- LIVINGROOM
- FITTED KITCHEN/DININGROOM
- CONSERVATORY
- 4 DOUBLE BEDROOMS
- BATHROOM
- 2 WC'S
- GOOD STORAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOVELY ENCLOSED GARDEN TO REAR

FIXED PRICE £250,000

This is an excellent opportunity to purchase a spacious family home in a popular residential area minutes from the beach.

Portobello is a popular suburb of Edinburgh located three miles (5 km) to the east of the City Centre. A popular bustling area Portobello has a wide range of local amenities including a good selection of shops along the High Street. A sought after residential area with many recreational facilities can be found including Portobello Beach, the Promenade, Portobello Swimming and Turkish Baths and also the Pitz Super Soccer. The area is well served by public transport which offers easy access to the City Centre and beyond. The Pottery is accessed via Bridge Street, follow the road round and towards the end take a right into Pipe Street. The Pottery is on the left hand side.

ACCOMMODATION

Entrance Hall

A welcoming entrance hall. Cloaks cupboard. Understair storage cupboard. Radiator. Laminate flooring.

Livingroom

(15'10 x 13'7)

Attractive room with window to the side and window to the conservatory. French doors to the kitchen/diningroom. Door to conservatory. Dado rail. Wooden ventianvenetian blinds. Laminate flooring.

Kitchen/Diningroom

(19'10 x 13'5)

Bright kitchen/diningroom with 2 windows to the rear front with attractive outlook over the courtyard. French doors to the livingroom. Attractively fitted with light wood effect wall and floor units with stainless steel handles. Complementary worktops and splashback tiling. Stainless steel sink with matching drainer. Gas hob, electric double oven and extractor hood. Integrated dishwasher and fridge. Plumbing for automatic washing machine. Ceramic tiled floor. Radiator. Wooden venetian blinds. Deep walk-in cupboard (4'8 x 3'9) currently used as a study.

Conservatory

(12'2 x 11')

Attractive outlook over the rear garden. Door leading to the garden. Laminate flooring. Radiator. Ceiling fan light.

WC

White W.C. and wash hand basin. Window to the front with frosted glass. Splashback tiling. Bathroom cabinet. Laminate flooring.

Upper Hall

Hatch to the attic with Ramsay ladder. Linen cupboard. Boiler cupboard. Fitted carpet.

Bedroom 1

(13'9 x 8'5)

Lovely double bedroom with window to the front. Wall of built in wardrobes with matching chest of drawers offering excellent storage. Radiator. Sanded floor.

Bedroom 2

(12'8 x 9'2)

Bright double bedroom with windows to the front and rear. Wall of fitted wardrobes with mirrored sliding doors. Hatch to attic. Radiator. Sanded floor.

Bedroom 3

(13'9 x 9'9)

Attractive third double bedroom with window to the rear. Radiator. Sanded floor.

Bedroom 4

(13'9 x 9'7)

Fourth spacious double bedroom with window to the front. Radiator. Sanded floor.

Bathroom

2 piece suite comprising wash hand basin and bath with shower over. Shower Curtain and rail. Splash back tiling. Vinyl flooring. Radiator. Window to the front with frosted glass.



Separate WC

Window to the front with frosted glass. White W.C. and wash hand basin. Splash back tiling. Radiator. Tiled floor.

Garden

There is a lovely fully enclosed garden to the rear of the property. There is a large external outhouse which gives access to both the front and rear of the property and is ideal for storing bikes.

Extras

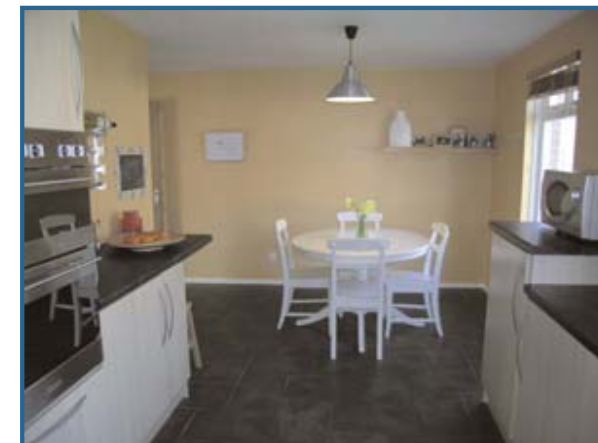
The fitted carpets and floor coverings are included in the sale along with the blinds and curtains.

Council Tax

Band D. Verification of Council Tax banding can be obtained from City of Edinburgh Council or The Scottish Assessors website www.ssa.gov.uk.

Viewing

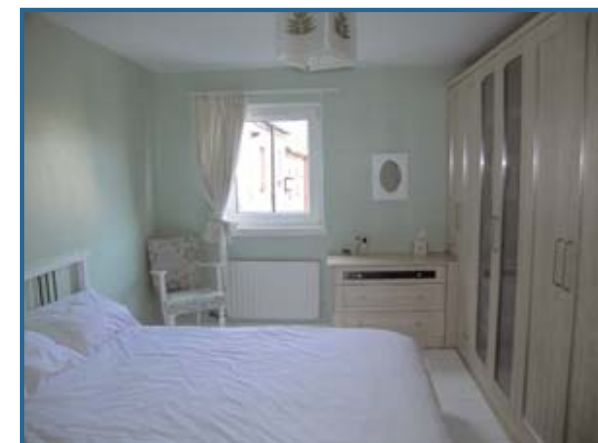
Please refer to the ESPC or selling agents website for details of open viewing times (www.espc.com or www.macraeflett.com) or contact the selling agents direct on 0131 225 5985 or sara@macraeflett.com.



DININGROOM



CONSERVATORY



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



*Thinking of selling? Presentation is all. Move up to a better presentation.
Contact David @macraefflett.com or 0131 225 5985*

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