



COULTERS<sup>®</sup>

WELCOME TO:

# HOPE LANE NORTH

21 Hope Lane North, Portobello, Edinburgh, EH15 2PT



## HOPE LANE NORTH AT A GLANCE:



Coastal Portobello location



Three-bedroom stone built property



Open plan kitchen/dining room



Walking distance of Portobello beach



Fully enclosed south-facing rear patio



Well-regarded schooling close by

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

This is a most impressive three-bedroom semi-detached home in Edinburgh's desirable Portobello. Only minutes from Portobello High Street, promenade and beach, this stone-built property offers wonderful modern family living with spacious and bright interiors and an enviable south-facing enclosed patio. With wonderful amenities, green spaces, and well-regarded schooling on the doorstep it is a fantastic opportunity.

- A light filled front aspect living room with wooden flooring
- A stunning open plan kitchen/dining room with stylish interiors including woodburning stove set into original fireplace, and pendant lighting. Offers direct access to the enclosed rear patio
- Bright kitchen with wall and floor cabinets, white brick effect splashback tiling and worktops. Integrated appliances include gas hob, eye-level Siemens oven, extractor hood and fridge/freezer. An adjacent utility room with exposed stone wall features attractive cabinetry, Belfast sink, worktops, and rear patio views
- Spacious principal double bedroom with extensive bespoke wardrobes
- Two additional double bedrooms with ample space for freestanding furniture
- Bathroom with three-piece white suite including wall-mounted shower
- Neat front patio with low wall and fully enclosed south-facing rear patio with log store and built-in seating
- Gas central heating
- Allocated parking





# LOCATION, LOCATION, LOCATION:

This property is in a much sought after location in Edinburgh's coastal Portobello. It is minutes from both the award-winning beach and promenade with its seafront bars and restaurants, and the thriving high street with coffee shops, bistros, convenience stores, bakeries, pharmacies, and independent retailers.

Recreational amenities include Portobello Swim Centre and gym, nearby five-a-side football, Portobello Golf Course, and the many parks that the area boasts including Abercorn Park. There is an Aldi

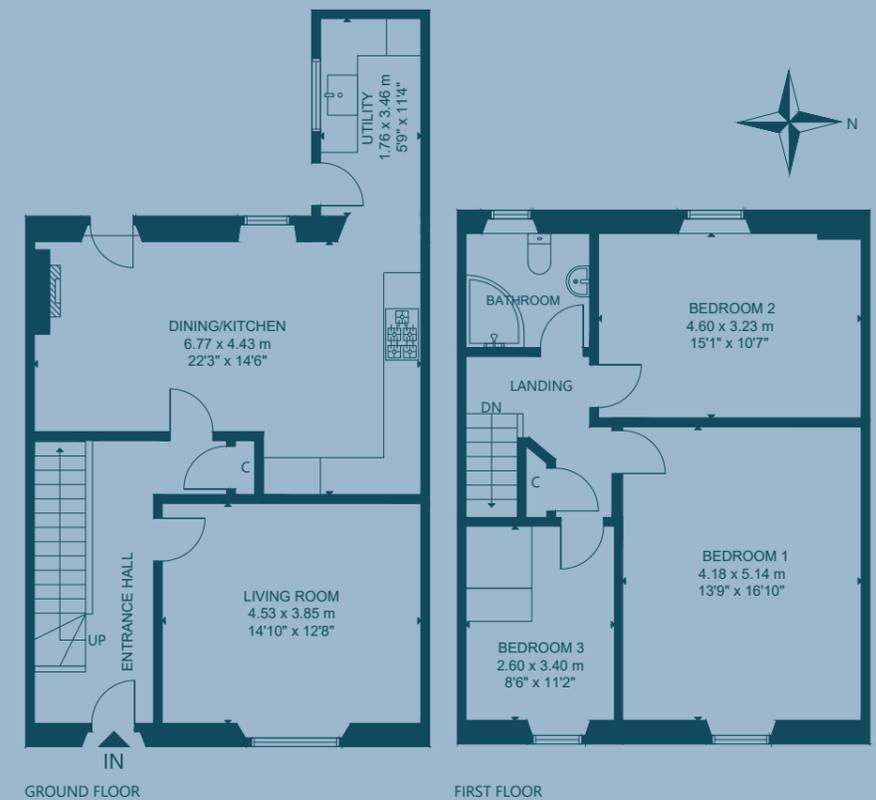
and Sainsbury's Local within walking distance, and a 24hr Asda is a five-minute car journey away.

Well-regarded schooling is nearby including Towerbank Primary School and Portobello High School.

Regular bus services take you from the High Street into the city centre in 25 minutes, and there is easy access to the A1 and City Bypass.



## FLOOR PLAN:



21 Hope Lane North, Portobello, Edinburgh, EH15 2PT

Approx. Gross Internal Area

1,344 Sq Ft - 125 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

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