



IB West Brighton Crescent
Portobello, Edinburgh, EH15 1LU



"1B West Brighton Crescent is a two bedroom garden flat forming part of a handsome semi-detached Georgian villa"

- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BOX ROOM
- BATHROOM WITH SHOWER
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- UNRESTRICTED STREET PARKING
- CLOSE TO BEACH
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars 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 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 Nurseries, Towerbank Primary, St John's Primary, Duddingston Primary, Portobello High School & Holy Rood High School. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Yoga & Pilates centre right on the doorstep, the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Figgate Park and Pond are very nearby for a relaxing stroll. Likewise Portobello beach is a few minutes walk away



DESCRIPTION

1B West Brighton Crescent is a 2 bedroom garden flat forming part of a handsome semi-detached Georgian villa, situated on a beautiful Crescent close to the local the vast amenities of Portobello High Street and beach. The accommodation comprises: entrance vestibule; hall with cupboard and large versatile box room off; rear facing living room with fireplace; expansive kitchen/dining room with beautiful, exposed stonework leading to the private garden; double bedroom 1; double bedroom 2 and a family bathroom with shower over bath, WC and wash hand basin which completes the accommodation on offer. Externally, the property has an area of private garden to the rear which faces Southwest and the wonderful open spaces of Brighton Park and Rosefield Park are close by. Further benefits include: gas central heating and unrestricted parking on West Brighton Crescent and the surrounding streets. The energy efficiency rating for this property is band C.

COUNCIL TAX

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

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Approximate Gross Area
102 sq m / 1097 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



229 Portobello High Street,
 Edinburgh, EH15 2AN

T: 0131 669 2121

Fraser Falconer - 07825 951348

84 High Street,
 Musselburgh, EH21 7BX

T: 0131 665 8080

admin@annan.co.uk



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