

**4 Rosefield Place, Portobello
Edinburgh, EH15 1AZ**

OFFERS OVER £410,000



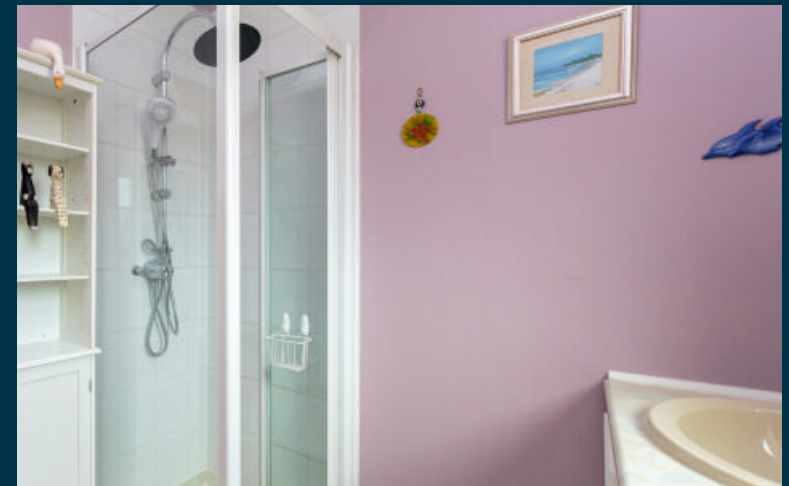
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- Seldom available detached bungalow on level plot
- Peaceful residential street in popular coastal setting
- Sitting room and kitchen/breakfast room
- 2 double bedrooms and shower room
- Gas central heating and double glazing
- Walled garden with gated driveway and adjoining garage
- EPC rating D and Council Tax Band E

Description

This is a rare opportunity to acquire a detached bungalow offering the many advantages of seaside living in the much sought after district of Portobello. The property has lateral accommodation of approximately 73 sqm and great potential for extension (subject to necessary consents). It is sure to appeal to purchasers of all age groups prepared to carry out some cosmetic improvements. There is a very comfortable sitting room which has a wide window overlooking the front garden. The fitted kitchen benefits from ample work tops, cabinets and even space for a small dining set. Both bedrooms are good doubles whilst the original bathroom has been changed into a shower room.





Central Heating and Double Glazing

There is gas central heating complemented by replacement double glazing.

Garden, Parking and Garage

The property has an enclosed front garden with a double gated driveway affording ample off-street parking and giving access to the adjoining garage. Enclosed behind high brick walls is a level and very generous rear garden complete with greenhouse.

Location

Near Rosefield Park, this pleasant street comprises several Victorian properties (Listed) and offers a tranquil yet convenient setting. The prosperous suburb of Portobello (Edinburgh's seaside) is a protected Conservation Area with all the many benefits of a coastal location including a sailing and kayaking club. It is only three miles west of Edinburgh's City Centre and minutes away from fast main road networks for commuters. The modernised swimming pool, High Street shops, Scotmid store, Aldi, good schools and additional recreational pursuits are immediately accessible. A choice of golf courses and a several major supermarkets/retail parks are only a short drive away. Excellent bus services operate across the City Centre (night and day) and down to the delightful countryside of East Lothian.

Extras

The sale price includes all floor coverings, blinds and kitchen appliances.

Home Report

The property has been valued at £425,000 and the Home Report is available via the ESPC web site.

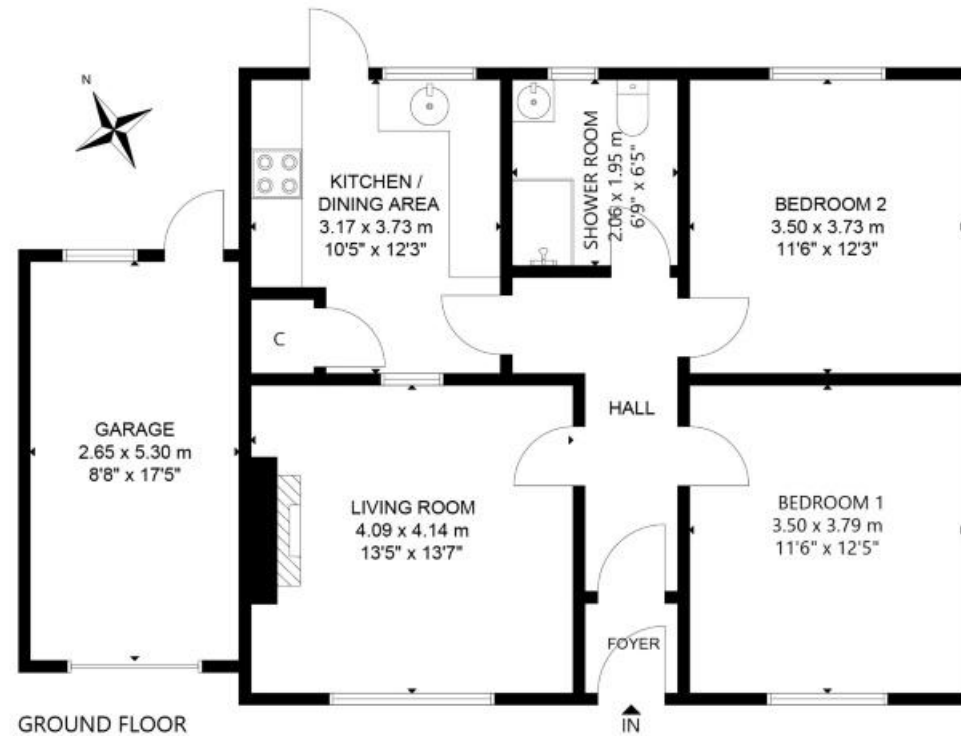
Council Tax and Energy Performance Certificate

The bungalow has a D-rated EPC and lies in Council Tax band E.

Viewing

Telephone Agents 0131 229 3399 (075958 20611 out with office hours).





4 ROSEFIELD PLACE, PORTOBELLO, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 783 SQ FT / 73 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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