

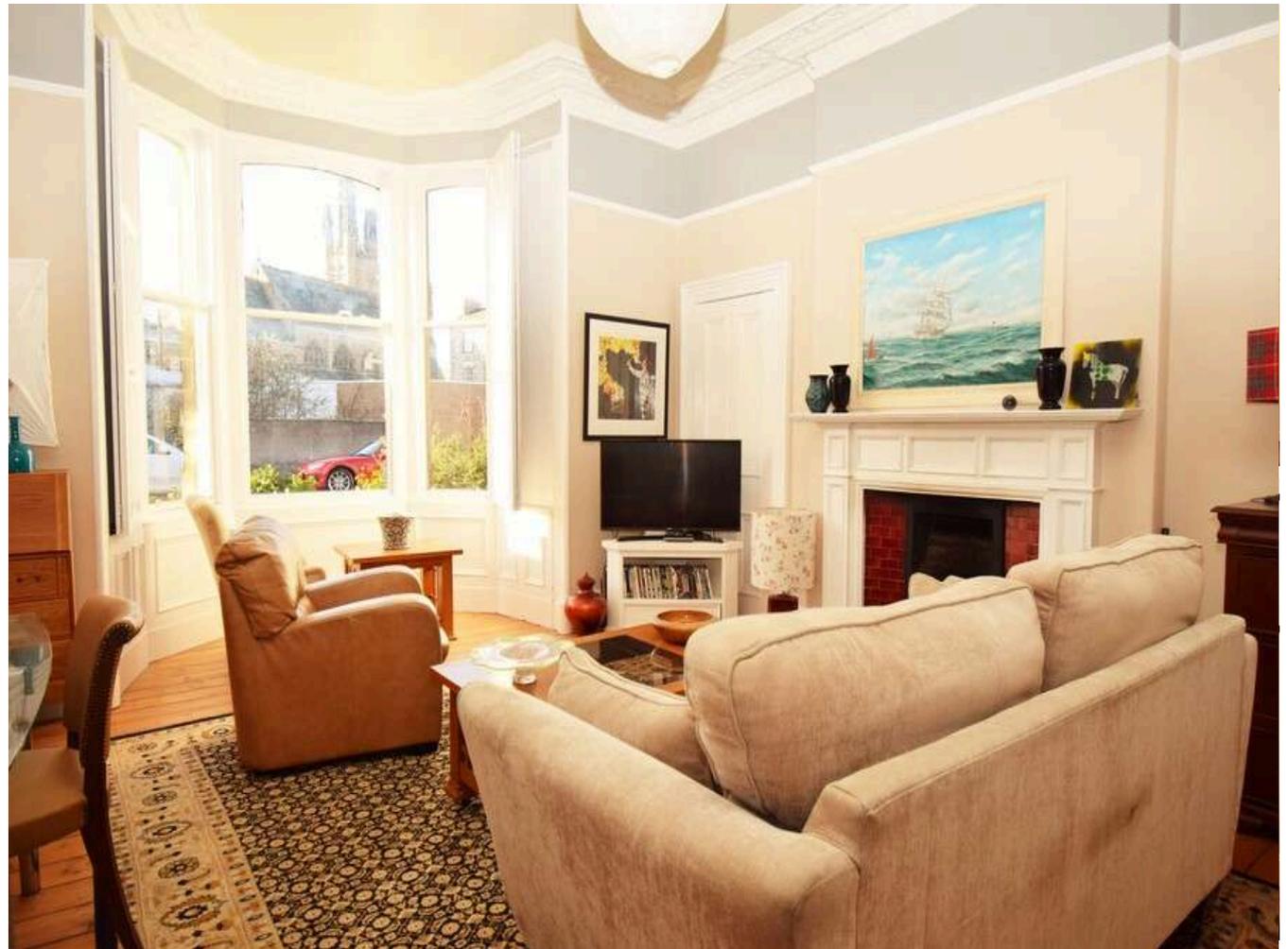


9 Lee Crescent, Portobello
Edinburgh, EH15 1LW

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"9 Lee Crescent a rarely available, bright and spacious Victorian conversion, which will have immense appeal to potential purchasers"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- SUN ROOM
- GAS CENTRAL HEATING
- SINGLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT 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, 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.

COUNCIL TAX

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



DESCRIPTION

9 Lee Crescent a rarely available, bright and spacious Victorian conversion, which will have immense appeal to potential purchasers.

Situated on one of the most sought after streets within the heart of Portobello, the accommodation comprises entrance vestibule with encaustic floor tiles; welcoming L shaped hallway with storage off; impressive living room with bay window, original working shutters, corncicing, feature fireplace and Edinburgh press; fitted kitchen/dining area with garden access from corridor and then leads to double two with en-suite shower room. Large double bedroom with contemporary shower room and internal family bathroom.

At rear there is a stand alone garden shed/greenhouse; storage/sunroom/office - Planning permission (lapsed) granted for large rear extension.

Further benefits include; double glazing; sash and case window; small front garden; enclosed sun trap rear garden laid to lawn with mature borders; unrestricted on street parking; excellent local amenities; great transport links; lovely walks can be found nearby on Portobello Beach; Brighton and Figgate Parks.

EPC RATING

The energy efficiency rating for this property is band D

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