

COULTERS[®]

WELCOME TO:

ARGYLE CRESCENT

31a, Argyle Crescent, Portobello, Edinburgh, EH15 2QE



ARGYLE CRESCENT AT A GLANCE:



Sought-after
Portobello location



Main-door Victorian
apartment



Bright home
including an attic



Walking distance of
Portobello Beach



Enclosed
rear garden



Minutes from
Portobello High Street

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:

Set back from the road in a sought-after leafy Portobello street, this is a well-presented and exceptionally spacious main-door Victorian property. Spanning the first floor and with a generous attic space there is a light and airy ambience throughout. Fine period details including exquisite cornicing and handsome wooden flooring tastefully combine with a modern kitchen and bathroom to provide a family home that is both elegant and comfortable. In move-in condition and enjoying an expansive rear garden along with swift access to all the amenities it will appeal to a variety of buyers.

- Light-filled living room with bay windows, and elegant period details including exquisite cornicing, wooden flooring, partial shelved Edinburgh press, four-panel oak door, and a striking living flame gas fire.
- Kitchen with shaker-style wall and floor units, black marble-effect worktops, and integrated appliances including an oven, gas hob, and extractor hood.
- An airy principal double bedroom with a rear garden outlook and a tasteful décor comprising of wooden flooring and a partial shelved Edinburgh press.
- Sizeable second double bedroom with a lovely rear aspect.
- Bathroom with a chrome towel radiator, WC, washbasin, and bath with a wall-mounted shower.
- Excellent attic space with eaves storage and option for a third bedroom.
- Impressive enclosed rear garden with lawn and borders.
- Gas central heating and double glazing throughout.
- On-street parking.





LOCATION, LOCATION, LOCATION:

Situated on a peaceful street in Edinburgh's desirable coastal suburb of Portobello this property enjoys access to fantastic recreational opportunities including Figgate Park and seaside walks at the historic Portobello Beach and Promenade. Portobello Golf Course is also within easy reach as is a five-a-side football complex. Minutes from the property discover the Category A-listed Victorian swimming pool with a gym and authentic Turkish baths or for younger fun, Tumbles Soft Play, and Gymnastics Centre.

When it comes to dining out you are spoilt for choice with renowned bars, cafès, and restaurants on the doorstep. For daily shopping needs the High Street

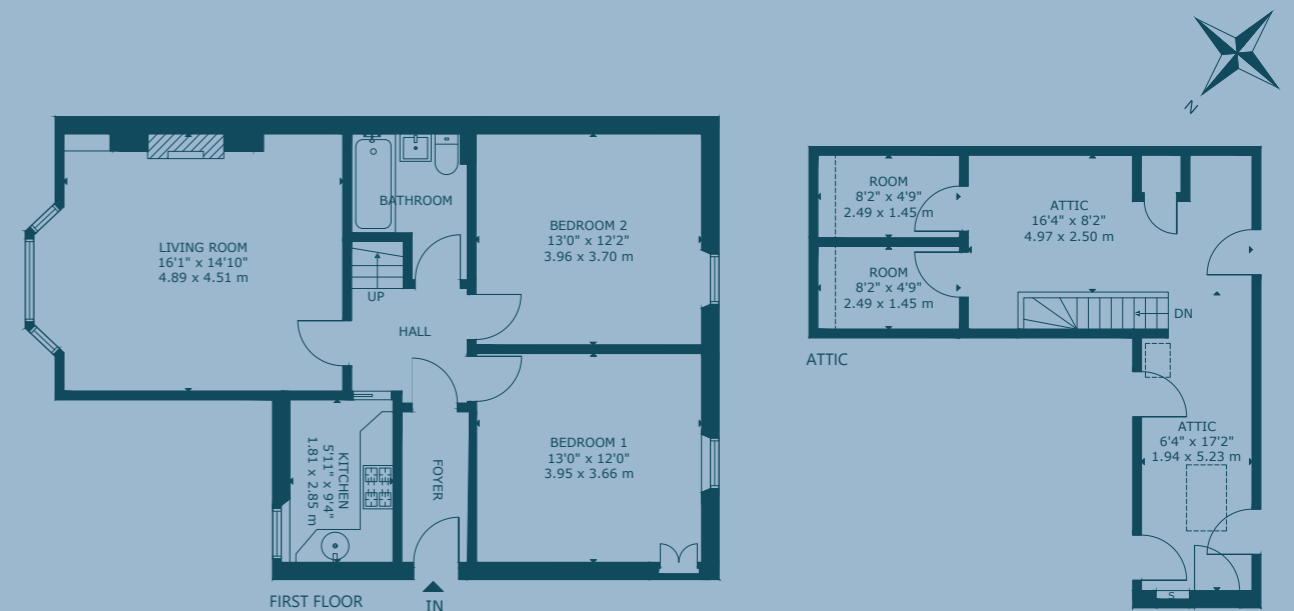
is in walking distance with an array of independent retailers along with a Scotmid, Aldi, and Sainsbury's Local, and a 24hr Asda is a ten-minute drive. The property benefits from its proximity to Brighton Place which hosts a popular monthly farmers market selling local produce, crafts, and global street food and is just over a ten-minute walk.

Local schooling includes Towerbank Primary School and Portobello High School, with Edinburgh private options in easy reach.

Regular bus services take you swiftly into the City Centre, and there is quick access to the A1 and City Bypass.



FLOOR PLAN:



31a, Argyle Crescent, Portobello, Edinburgh, EH15 2QE

Approx. Gross Internal Area

1,144 Sq Ft - 106 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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