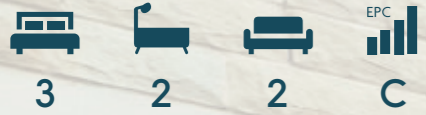


COULTERS[®]

WELCOME TO:
ST MARK'S LANE

6 St Mark's Lane, Edinburgh, EH15 2PX



ST MARK'S LANE AT A GLANCE:



Highly desirable location



Modern 3-bedroom townhouse



Integrated garage



Close to Portobello Beach & Promenade



Private south facing rear garden



Excellent local schools

EXTRAS:

All fixtures and fittings, including; integrated kitchen appliances, blinds, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

An immaculately presented 3-bedroom townhouse situated on a quiet private lane in the highly desirable area of Portobello. The property offers generously proportioned, bright and modern accommodation arranged over 3 floors.

The ground floor has a vestibule, hall, WC, kitchen/dining room and utility room having a door to the integrated garage. The kitchen/dining room has a stylish fitted kitchen with integrated appliances and large sliding doors giving access to the rear garden.

The first floor comprises a large sitting room, master bedroom with jack-and-jill ensuite bathroom and hall storage cupboard. The top floor has two well-proportioned double bedrooms and a stylish shower room.

The south-facing rear garden is extremely sunny all day and offers a patio area directly adjacent to the house which has a wall mounted awning and an insulated shed which is currently used as an art studio.

- Immaculately presented 3 bedroom house situated on private lane.
- Well-proportioned sitting room.
- Kitchen/dining room with full height sliding doors to the rear garden.
- Master bedroom with stylish ensuite bathroom.
- Two further generous double bedrooms.
- Shower room, WC, utility room and good storage.
- Private south facing garden with patio and shed.
- Integrated garage with door to the utility.





LOCATION, LOCATION, LOCATION:

Portobello is a lovely seaside suburb of Edinburgh, located around 4 miles east of the city centre, on the edge of the Firth of Forth. Known for its charming promenade, stunning beach and friendly community, Portobello is a popular choice for families, young professionals and retirees.

The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants.

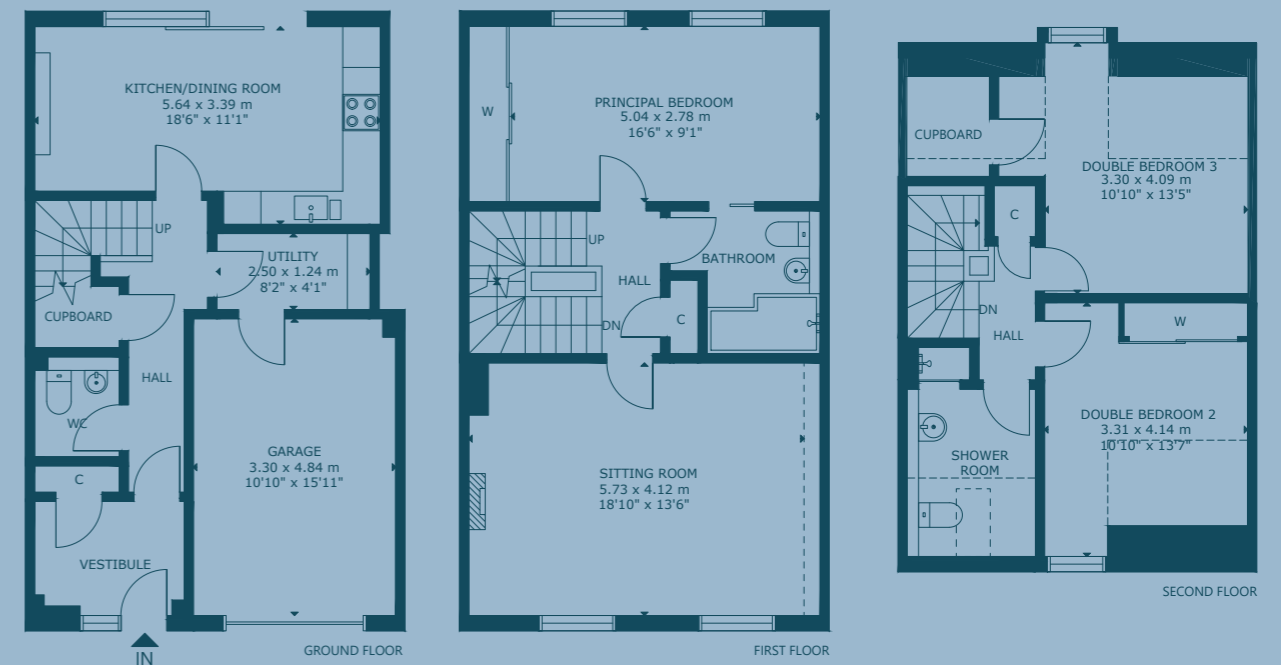
There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent

cafes and restaurants, most of which can be found on the high street. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.



FLOOR PLAN:



6 St Mark's Lane, Edinburgh, EH15 2PX

Approx. Gross Internal Area

1,508 Sq Ft - 141 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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