

20 Marlborough Street, Portobello
Edinburgh, EH15 2BG

A

"20 Marlborough Street is a rarely available, 3 bed main door lower villa, situated yards from the promenade of Portobello beach"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- SASH & CASE WINDOWS WITH WORKING SHUTTERS
- PRIVATE FRONT & REAR GARDENS
- ON STREET PARKING
- CLOSE TO BEACH









LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has an array of independent shops and cafes as well as a bookshop, fishmongers, GP surgery, dentist, library and supermarkets. Further facilities are available a short distance away at Fort Kinnaird. 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, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

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



DESCRIPTION

20 Marlborough Street is a rarely available, 3 bed main door B-listed Victorian villa, situated yards from the promenade of Portobello beach and close to the vibrant High Street with its wide range of facilities. The impressive accommodation comprises: entrance vestibule; welcoming hallway; living room with ornate cornicing, multi fuel burning stove, working shutters and recessed shelved open press cupboard; generous dining kitchen, large enough to accommodate a table and chairs seating 6 as well as ample floor and wall mounted base units; handy utility room; front facing double bedroom 1 with working shutters, recessed shelved Edinburgh press cupboard with ornate stained glass door and en-suite shower room with mains fed shower; rear facing double bedroom 2 with working shutters; rear facing smaller double bedroom 3 with working shutters; and a tiled family bathroom with mains fed shower over bath. Externally, the private front garden is screened from the quiet road by a stone wall and hedging and features a lovely raised decked patio, whilst the mature private rear 'sun trap' garden is fully enclosed, mostly laid to lawn and incorporates a wealth of leafy shrubs and trees with outhouse and shed. Further benefits include gas central heating and ample on street parking.

EPC RATING

The energy efficiency rating for this property is band D.

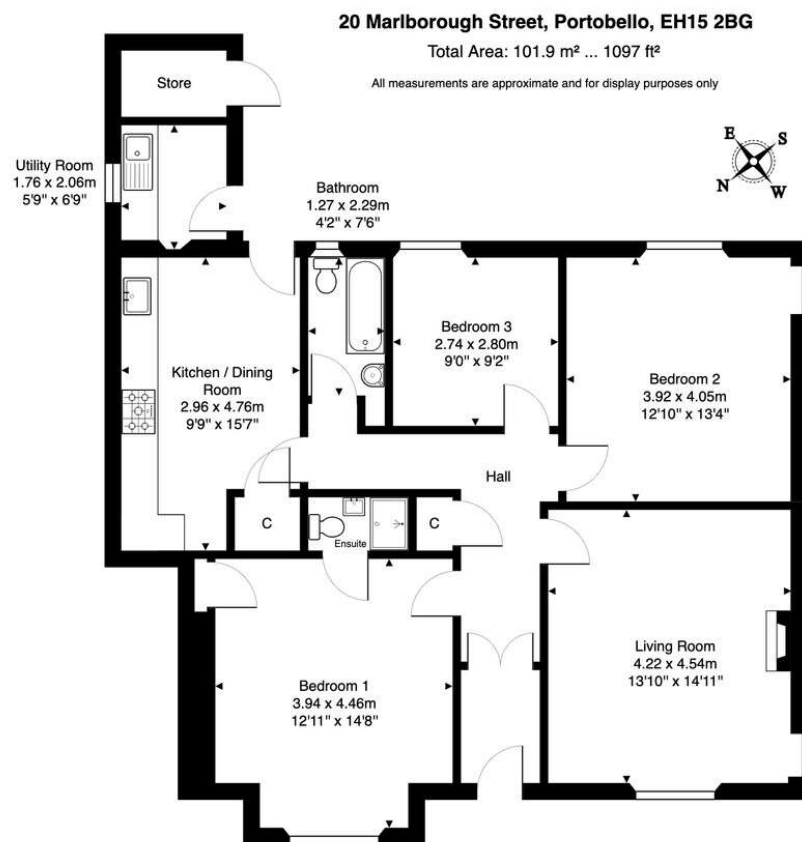
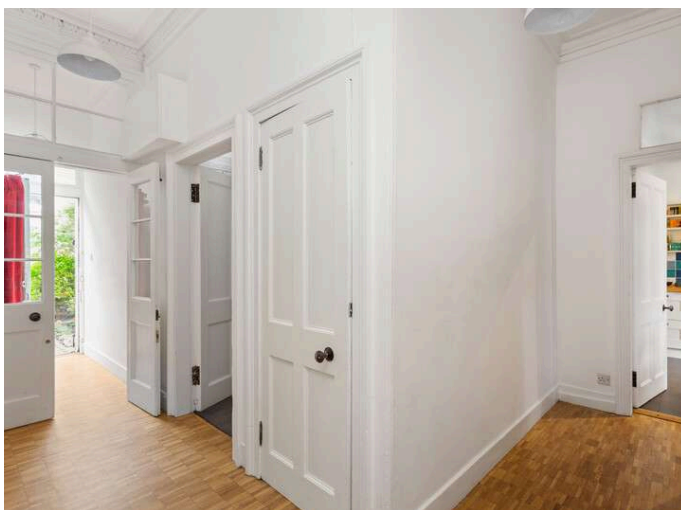
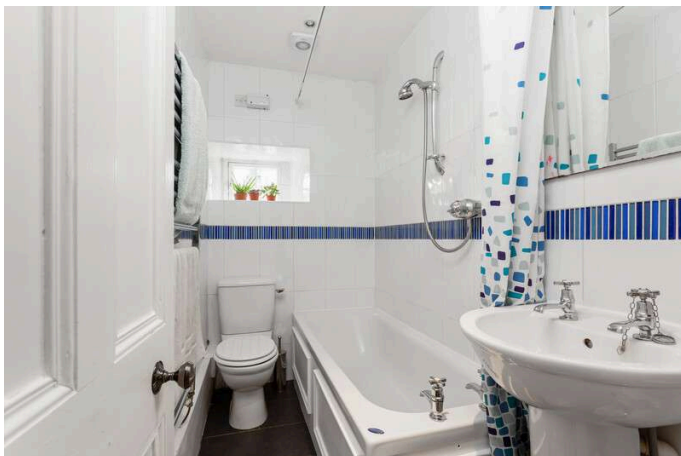
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