



71 Moira Terrace
Edinburgh, EH7 6SS

A

"71 Moira Terrace is a rarely available, bright and spacious semi-detached Edwardian home"

- VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS









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, 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 five a side football pitches.

COUNCIL TAX

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



DESCRIPTION

71 Moira Terrace is a rarely available, bright and spacious semi-detached Edwardian home, located East of Edinburgh City centre in the popular district of Portobello. This beautiful home has many original features such as period cornicework, fireplaces and bay windows in the living room and master bedroom, welcoming an abundance of natural light facing south. Benefitting from a flexible layout with generous room sizes throughout, the property would make an excellent family home and early viewing is highly recommended. This beautiful property, offered in genuine move in condition, comprises: entrance vestibule with encaustic tiling; "L" shaped hallway with a cloakroom and under stair storage cupboard; front facing living room with bay window, feature fireplace and ornate cornicing; rear facing sitting room with quality, handmade Patio doors leading out on to the enclosed rear garden; dining room large enough to accommodate a table and chairs seating 8; galley style kitchen with utility room off; shower room; carpeted stairway leading to upper landing with cupola; double bedroom 1 with bay window; double bedroom 2; double bedroom 3; single bedroom 4/office and family bathroom with shower over roll top bath. Externally, the front garden is laid mainly to lawn with mature borders and side gate access leading to the stunning, well-manicured enclosed rear garden. Further benefits include gas central heating; single glazing and unrestricted street parking.

The energy efficiency rating for this property is band D

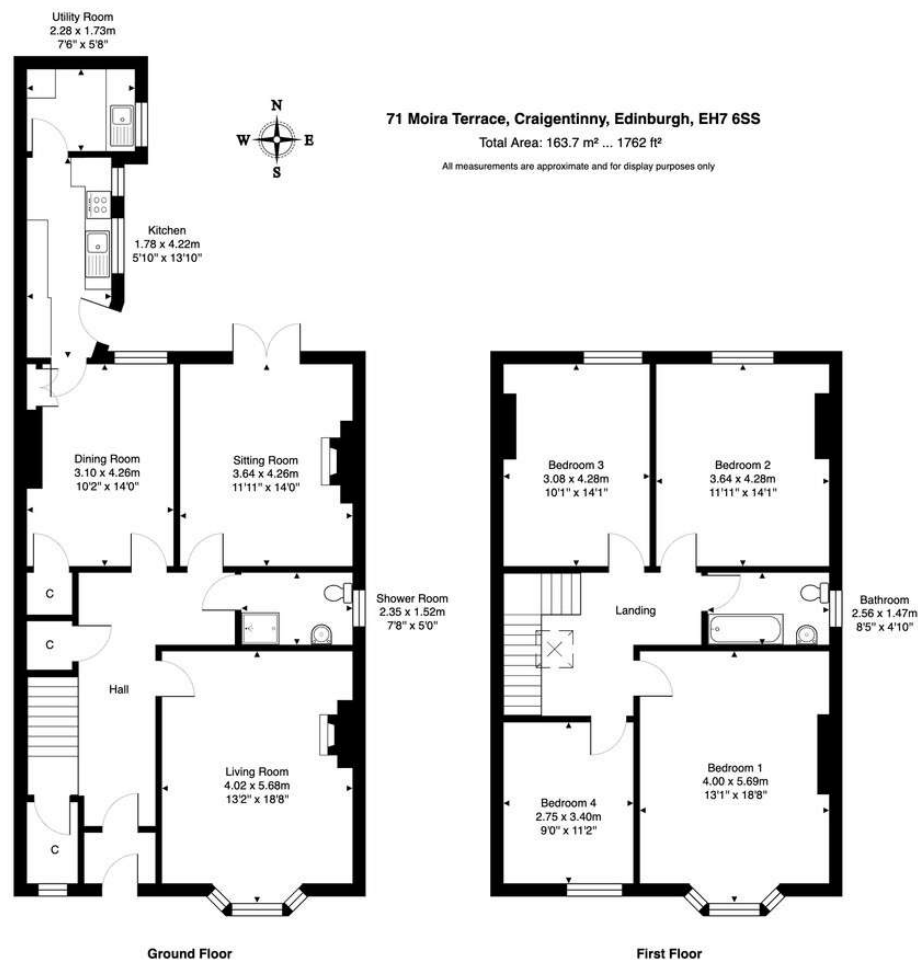
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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