



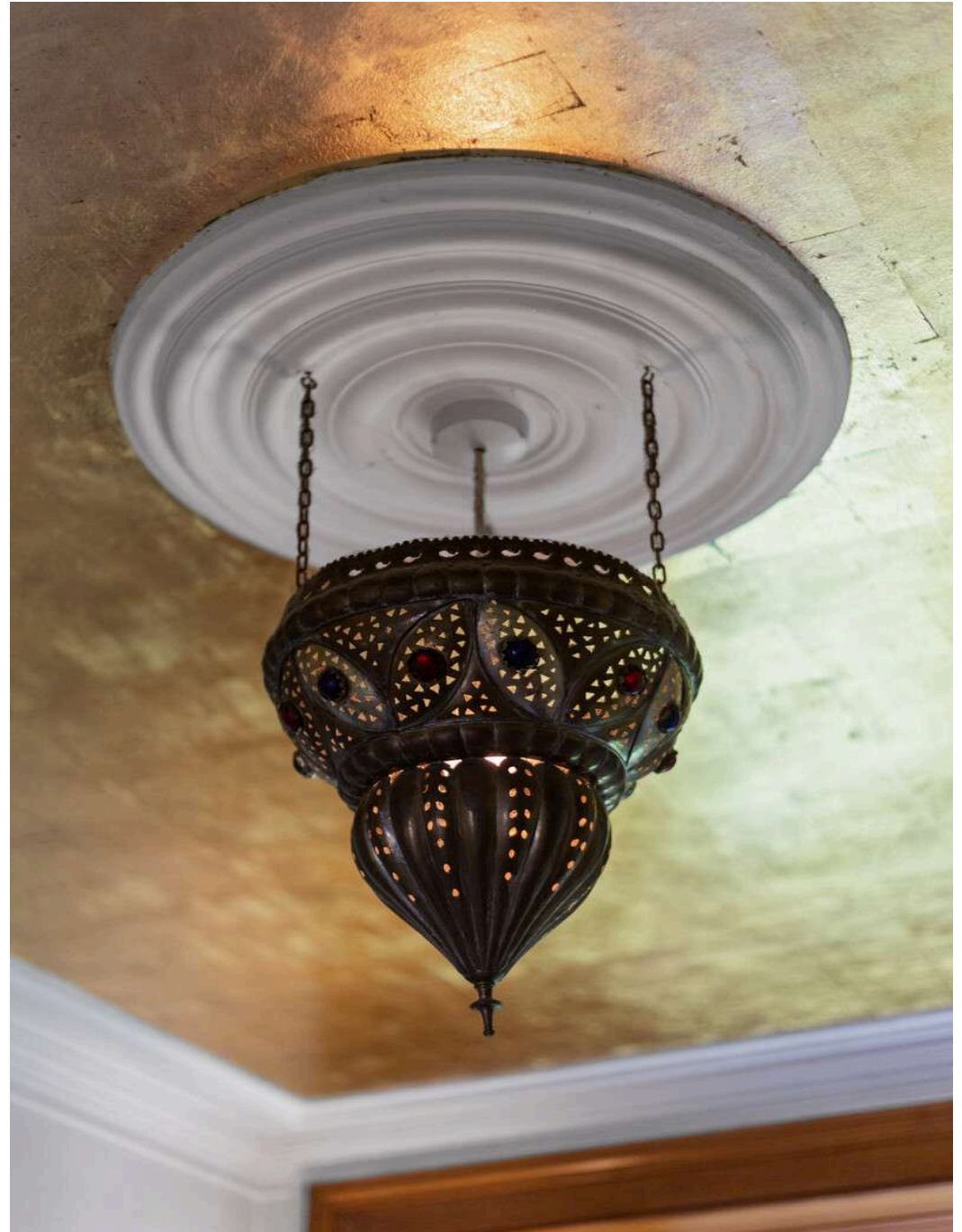
**17 Mentone Avenue**  
**EDINBURGH, EH15 1JE**

**A**

# "17 Mentone Avenue is a beautiful 3-bedroom terraced family home, situated in the heart of Portobello"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN ROOM
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES









### 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. Tower Bank Primary is a short walk away. 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.

### COUNCIL TAX

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



### DESCRIPTION

17 Mentone Avenue is a rarely available, beautiful 3-bedroom terraced family home, situated in the heart of Portobello, close to the vast amenities of Portobello High Street and the beach. The bright and spacious accommodation comprises: entrance vestibule; welcoming hallway with under stair storage cupboard and original stripped flooring leading throughout; front facing living room with box bay window, cornicing and gas stove burner; bright and spacious kitchen diner with ample floor and wall mounted units with utility room off; double bedroom 1 with cupboard space; double bedroom 2; single bedroom 3 with cupboard space; family bathroom with shower over bath, WC, wash hand basin and sky light. Externally, the property has an attractive front garden; and a stunning, enclosed southwest facing rear garden with fabulous outhouse. Further benefits include: double glazing; gas central heating and unrestricted parking on the surrounding streets.

### EPC RATING

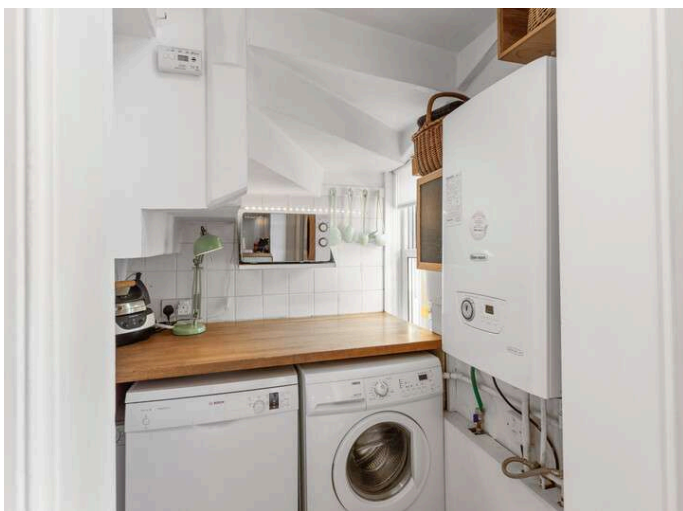
The energy efficiency rating for this property is band D





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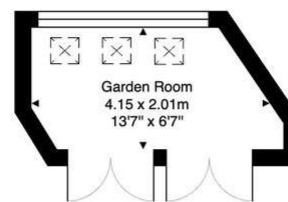
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



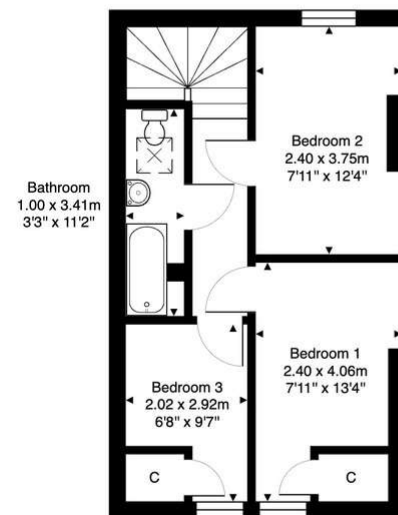
17 Mentone Avenue, Portobello, Edinburgh, EH15 1JE

Total Area: 79.5 m<sup>2</sup> ... 855 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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