

COULTERS[©]

26 FIGGATE STREET

PORTOBELLO, EDINBURGH, EH15 1HL

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This three bedroom family home is well-situated at the end of a quiet cul de sac just moments from both Portobello beach and high street. The house and plot have both been extended over the years making it larger than the surrounding homes.

An extension to the rear comprises the heart of the home and features a large living/dining area with sliding doors that open out to the garden and a skylight overhead which brings in beautiful natural light. The kitchen, which is partially open to the living area, is well-equipped and has a functional breakfast bar. There are three spacious double bedrooms, a family bathroom and a handy WC on the ground level.

The property is fitted with double glazing and gas central heating.

KEY FEATURES



End terrace villa in small cul de sac



Large private gardens



A short stroll to Portobello beach



Three double bedrooms



Residents car park



Excellent amenities, all accessible on foot



Fully enclosed, private gardens are situated to the side of the property and are laid to both lawn and patio, with a garden shed included in the sale.

There is ample parking available within the residents car park.





THE LOCAL AREA

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, retirees and young professionals.

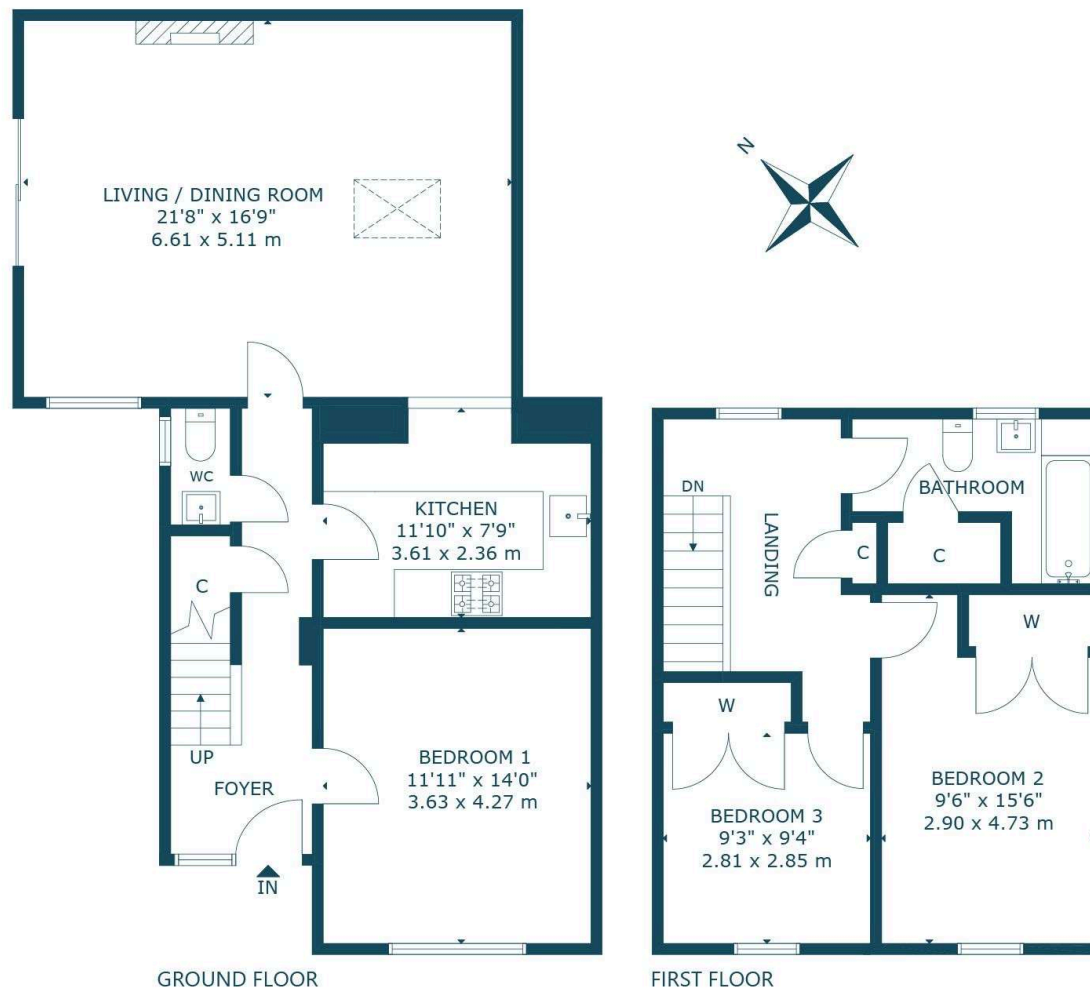
There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

The area has excellent transport links to the city with regular buses running along the High Street and Brunstane Train Station can be reached within a 10-15 minute walk.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances and garden shed are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,237 SQ FT / 115 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.