

COULTERS[©]

43 BAILEYFIELD CRESCENT

PORTOBELLO, EDINBURGH, EH15 1BX

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented and spacious three-bedroom terraced house forming part of a newly built development within Portobello. The house benefits from a lovely private front and rear garden, allocated parking, solar panels and gas centre heating.

The accommodation on the ground floor comprises a, hall, WC, kitchen, and sitting/dining room with direct access to the rear garden.

The kitchen has a stylish fitted kitchen with integrated appliances including 4 gas hob, oven, cooker hood.

KEY FEATURES



Stylish terraced house.



Two double bedroom and a further single bedroom.



Private sunny rear garden.



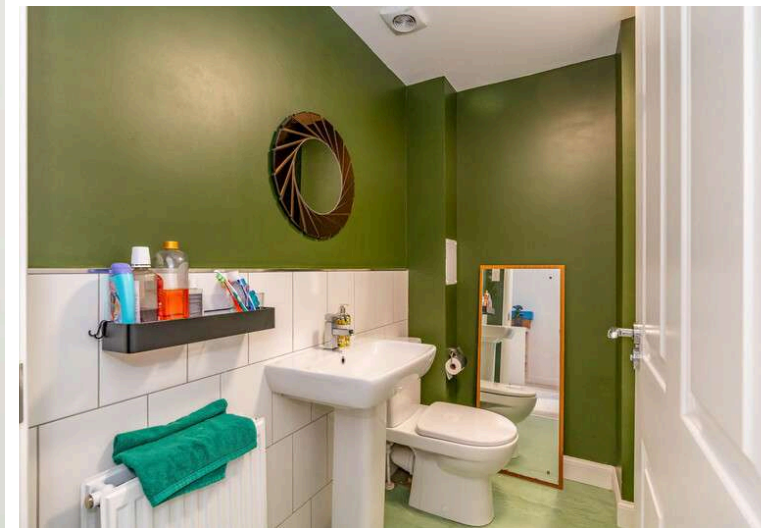
Allocated residents car parking space.



Within a short walk of Portobello Beach.



Independent retailers and cafes nearby.



The first floor comprises 2 large double bedrooms, a single bedroom and a 3-piece suite family bathroom with bath and overhead shower completes the first-floor accommodation. The upper landing provides access to the loft space.

Externally, the property offers garden grounds to the rear which comprise a paved seating area as you enter the garden from the house and a large flat lawn area. To the front of the house, there is a small grass area with flower beds.



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.

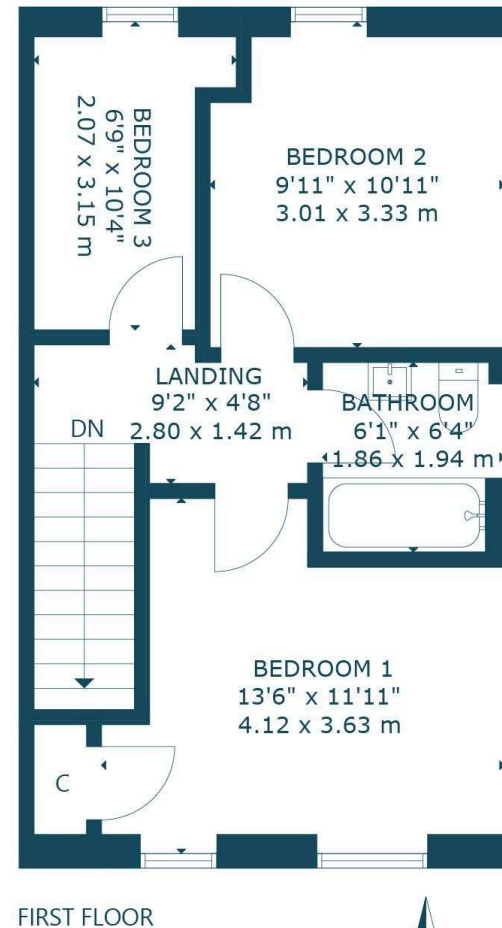
There are plenty of amenities in Portobello, including a range of local shops, supermarkets and independent cafes and restaurants, most of which can be found on the high street. There is also a swimming pool and a number of lovely local parks.

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

EXTRAS

All blinds, light fittings, fitted flooring and integrated cooker included in the sale price. Please note the integrated dishwasher is not included.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 872 SQ FT / 81 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.