










Offers Over
£775,000

8 Bellfield Street

Portobello | Edinburgh | EH15 2BP

Neilsons are delighted to offer on to the market this exceptionally appealing Grade C listed, late Georgian house which forms part of a handsome period terrace, a stone's throw from the promenade, in the beautiful coastal area of Portobello.

-  3 bedrooms
-  2 public room
-  2 bathrooms
-  On-street parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

The house offers the perfect blend of period character and modern convenience, with high ceilings, working shutters, cornicing and a beautiful stone frontage. This fantastic property is sure to appeal to the growing family and offers spacious and flexible living, moments from the beach and an excellent variety of cafés, restaurants and boutique shops.

The accommodation briefly comprises: entrance hallway with wood flooring, decorative archway and impressive staircase to the upper level, attractive front facing reception room with ornate focal fireplace, beautiful cornice work and a lovely leafy outlook over the front garden, spacious dining kitchen fitted with an excellent assortment of base mounted units, with contrasting worktops, tiling to floor and Belfast style sink, stylish downstairs shower room, generously proportioned triple windowed principal bedroom which would lend itself well to being divided to form two good sized rooms (STC), or would also work well as the main living space, light and airy downstairs double bedroom with access to the rear garden, third double bedroom with built-in storage, and family bathroom with attractive two piece white suite and corner bath.



Extras

All light fittings, blinds and integrated appliances will be included in the sale.

Gardens and Parking

There is a well kept lawned garden to the front of the house, peppered with shrubs and small trees, bordered by a wrought iron fence and stone wall. To the rear of the house is a fully enclosed walled garden which enjoys a bright west facing aspect and comprises areas of lawn, bushes, and climbing plants.

Viewing

By appointment through Neilsons (0131 625 2222).



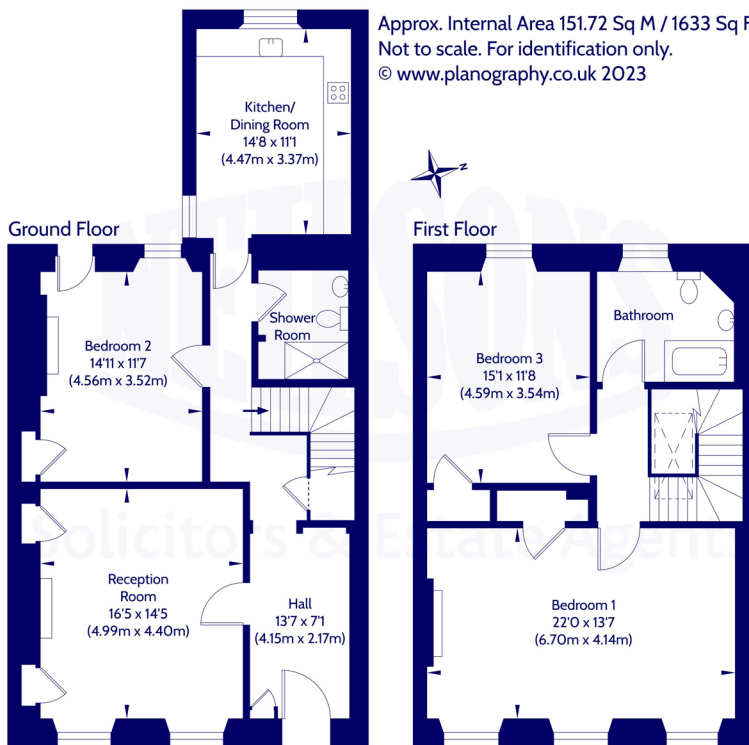


Location

The property is located in the beautiful Portobello district of Edinburgh, with its famous beach and promenade on the doorstep. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.



Approx. Internal Area 151.72 Sq M / 1633 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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