

COULTERS<sup>©</sup>

# 21 HOPE LANE NORTH

PORTOBELLO, EDINBURGH, EH15 2PT

 3 BED

 1 BATH

 2 PUBLIC





## TAKE A LOOK INSIDE

Just a stone's throw from Portobello beach and promenade, this is a most impressive three-bedroom semi-detached home. Positioned down a quiet lane in the picturesque Portobello conservation area, this stone built home dating back to circa 1890, exudes character and charm. Modified over the years, the property's layout is now extremely well-suited to modern family living and boasts bright and spacious interiors with a beautiful décor.

Off the entrance hall, there is a light filled living room with wooden flooring and a neutral décor. The stunning open plan kitchen/dining room has eye-catching features that include a wood burning stove set into the original fireplace, and pendant lighting. Integrated appliances include gas hob, eye-level Siemens oven, extractor hood and fridge/freezer. A handy utility room feeds off the kitchen and is characterised by a beautiful, exposed stone wall and rear patio views. Both the utility and the dining area provide direct access to the enclosed rear patio.

## KEY FEATURES

 Stone-built semi-detached home

 Three bedrooms

 Fully enclosed south facing rear patio

 Private driveway

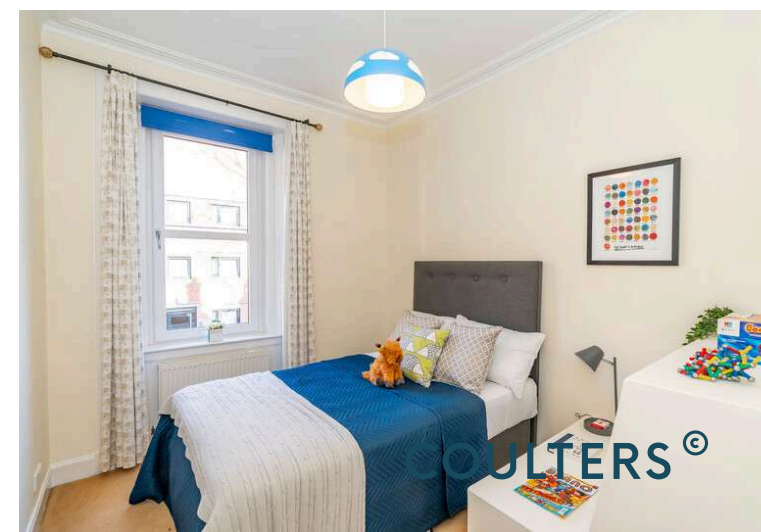
 A short stroll to Portobello beach

 Independent shops, cafés and restaurants nearby



All of the bedrooms are positioned upstairs with the spacious principal double bedroom featuring extensive bespoke wardrobes whilst the two additional double bedrooms offer ample space for freestanding furniture. The bathroom contains a three-piece white suite that includes wall-mounted shower. The property is fitted with gas central heating and double glazing.

To the front of the property, there is a neat, low maintenance front patio with low wall and private driveway, whilst there is a fully enclosed south-facing patio with log store and built-in seating to the rear.







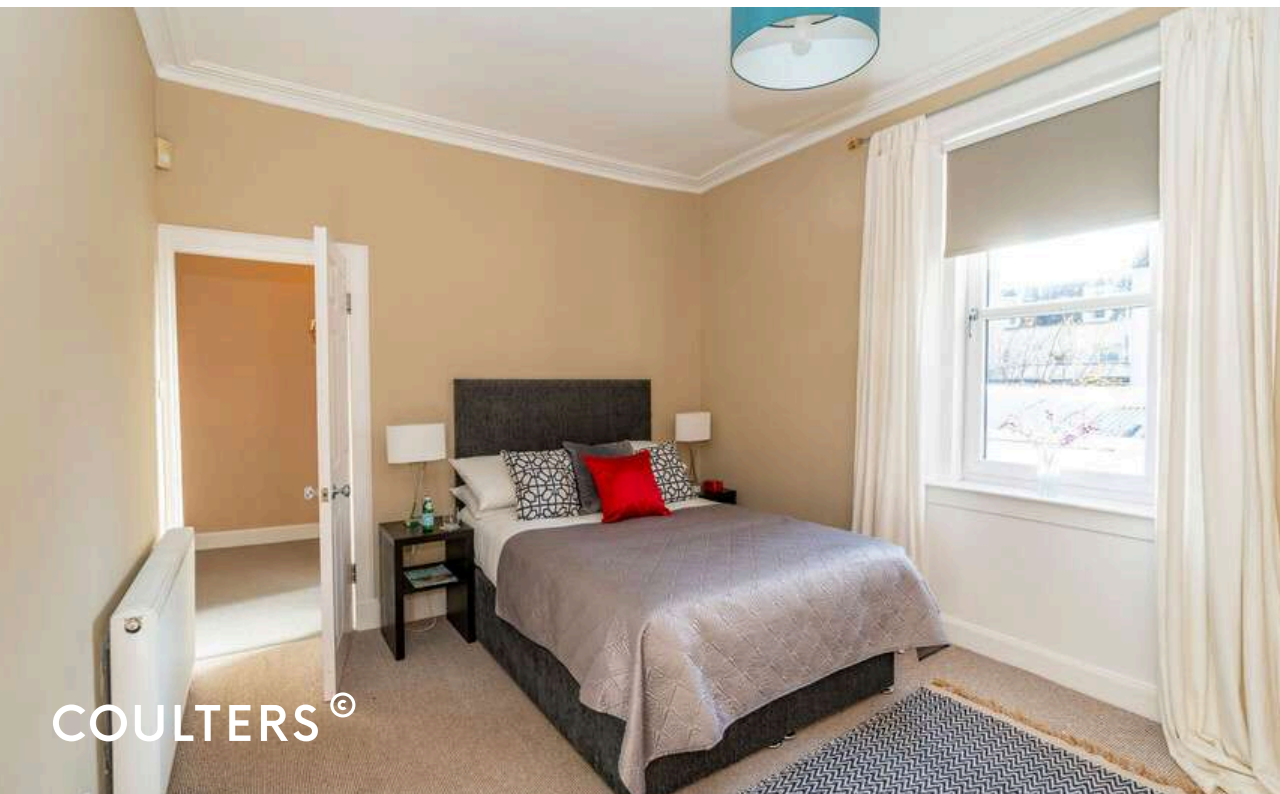
## THE LOCAL AREA

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, young professionals and retirees. 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. The area also offers a number of recreational facilities, such as Portobello swimming pool and fitness centre, and several parks and green spaces.

For families with children, Portobello boasts several good schools, including the highly-rated Tower Bank Primary School. 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. Overall, Portobello offers a fantastic quality of life, with a beautiful seaside location, excellent amenities and good transport links to the city centre. It's known for its friendly community, making it a popular choice for those seeking a quieter, more relaxed way of life while staying close to all that Edinburgh has to offer.

## EXTRAS

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



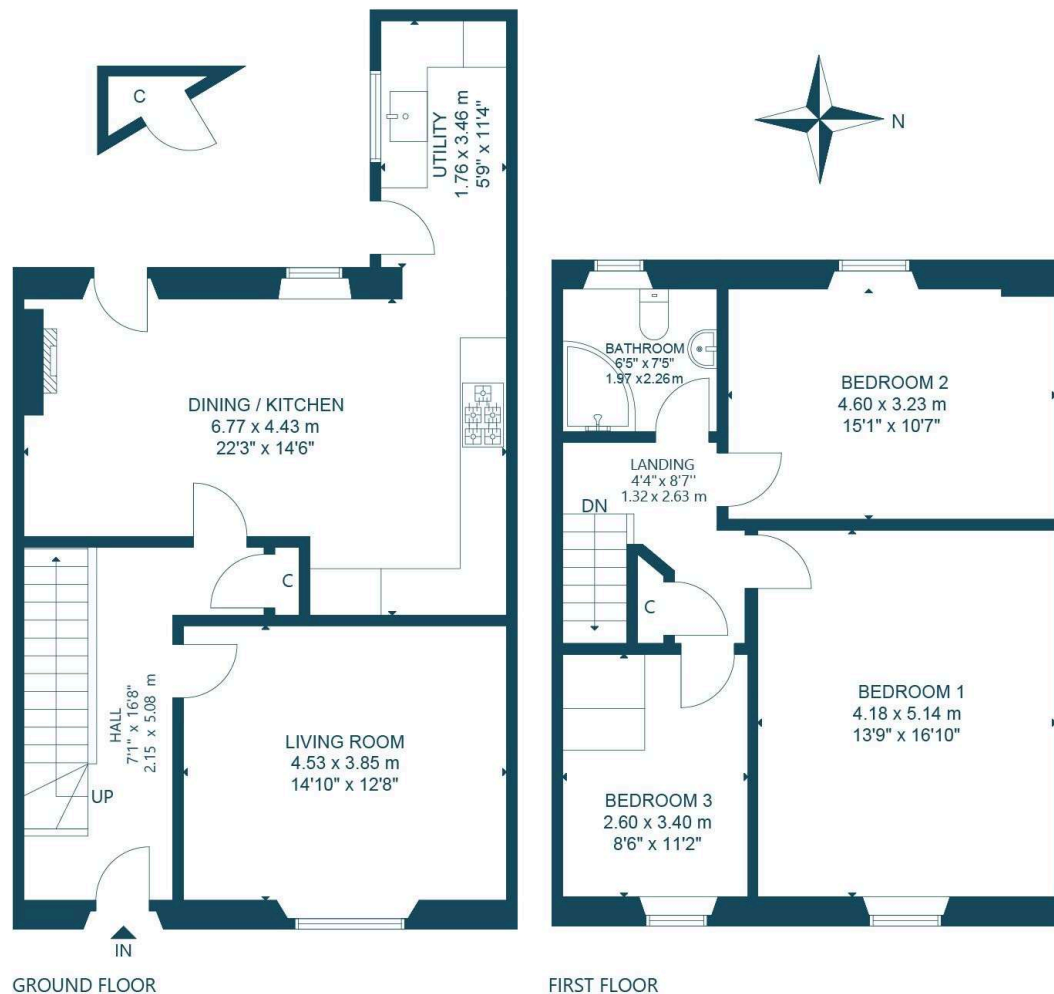




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GROUND FLOOR

FIRST FLOOR

21 HOPE LANE NORTH, EDINBURGH, EH15 2PT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,344 SQ FT / 125 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.