



COULTERS[©]

4 MENTONE AVENUE

PORTOBELLO, EDINBURGH, EH15 1HZ

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

4 Mentone Avenue is a fantastic 4-bedroom terraced house situated in the heart of Portobello, a stones throw away from Portobello Beach and Promenade.

The property, which blends beautiful period features with modern décor and fittings, features three floors of accommodation and a private rear garden with direct access from the kitchen/breakfast room.

KEY FEATURES



Deceptively spacious terraced house set over 3 floors.



Flexible accommodation offering 4 double bedrooms.



Stylish, private rear garden.



Unrestricted on-street parking.

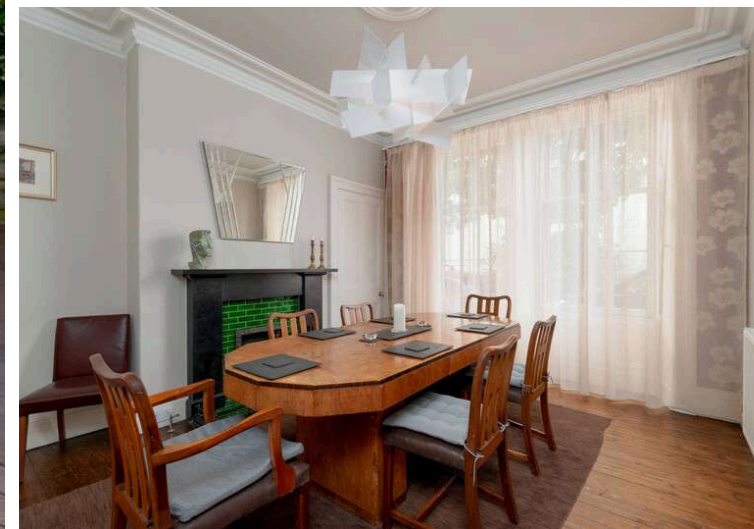


Superb location in the heart of Portobello, close to the beach.



Excellent local amenities and schools nearby.





The stylish accommodation comprises on the ground floor - vestibule; hall; dining room with fireplace; double bedroom 4; WC and kitchen/breakfast room with French doors to the rear garden. On the first floor - elegant sitting room with log burning stove; double bedroom 3; and bathroom with separate shower. On the second floor - principal bedroom with ensuite shower room and double bedroom 2.

Heating and hot water are provided by a gas central heating system and the original sash and case windows have been refurbished with double glazing. Unrestricted parking is available on Mentone Avenue and the surrounding roads.





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, light fittings, fitted flooring and kitchen appliances are included in the sale price.



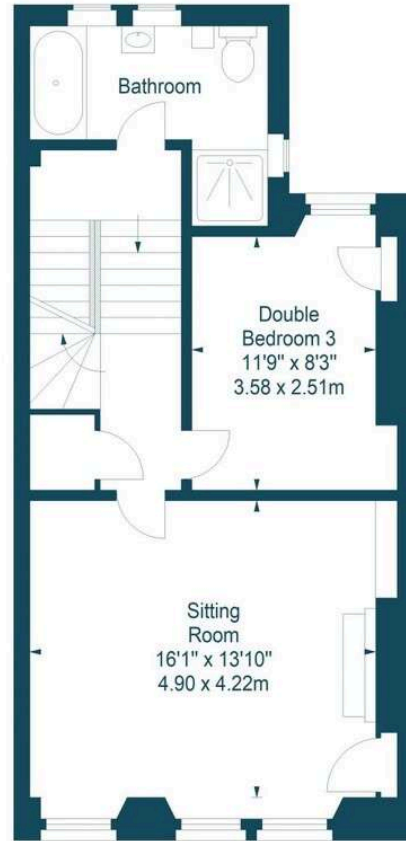


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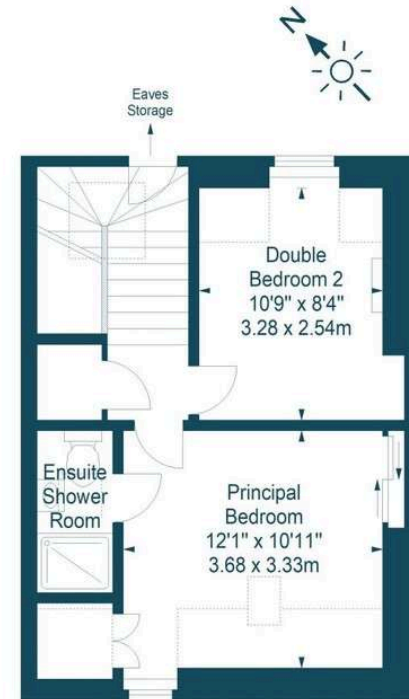
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Ground Floor



First Floor



Second Floor

Mentone Avenue,
Edinburgh, EH15 1HZ



Approx. Gross Internal Area
1553 Sq Ft - 144.27 Sq M
For identification only. Not to scale.
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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.