

COULTERS[©]

20 PARK AVENUE

PORTOBELLO, EDINBURGH, EH15 1JT

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

20 Park Avenue is a lovely late Victorian stone built upper villa, offering well proportioned accommodation and is well situated, bordering the edge of Portobello golf course.

The property has been much loved by the current owner and retains attractive period features such as cornice work, picture rails and wood panelling. With it's own front door, the property is on the first floor and has a spacious bay windowed sitting room providing views to the front of the property. The timber mantle with tiled insert is a lovely focal point in the room.



KEY FEATURES



Bright, generously proportioned upper villa.



Three spacious double bedrooms.



Private front and rear gardens.



Unrestricted on street parking.



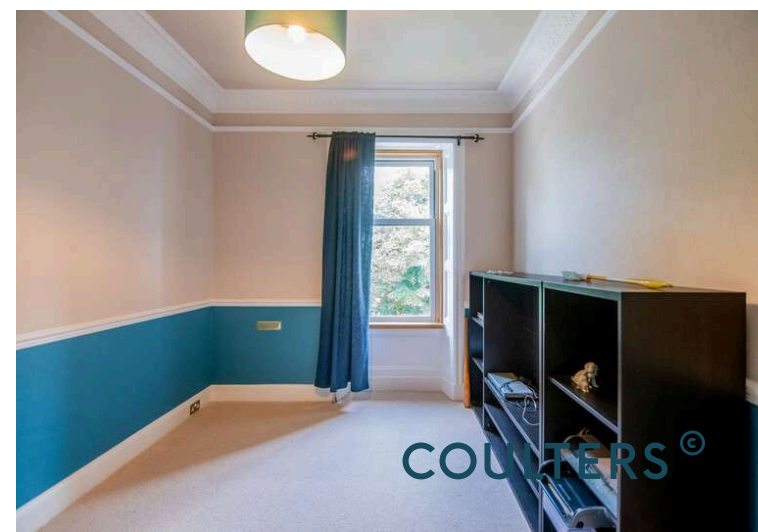
Quiet residential street in highly desirable area.



Well situated opposite Portobello golf course.



The comfortable living room/dining room is located to the rear with another mantelpiece and electric fire. Fitted with handle-less base mounted cabinetry, the modern fitted kitchen is bright with light provided from both the window and door to the rear garden. The kitchen appliances comprise; electric hob, oven, extractor hood, fridge/freezer and washing machine. The principle bedroom (bedroom 1) features handy, practical storage fitted around the bed, in addition to two further double bedrooms. In the bathroom there is a white suite which comprises; bath (with shower over), WC and wash hand basin. Heating and hot water are provided by gas central heating and the windows are UPVC double glazed. A vestibule connects the upper villa to the garden, filled with light provided by the windows and doors. A series of steps lead from here down to the West facing garden, which also benefits from a shed. Unrestricted parking is available on the street outside.





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.

The beautiful beach provides a great place for residents to walk, cycle or enjoy water sports and the promenade features a variety of cafes and restaurants.

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.

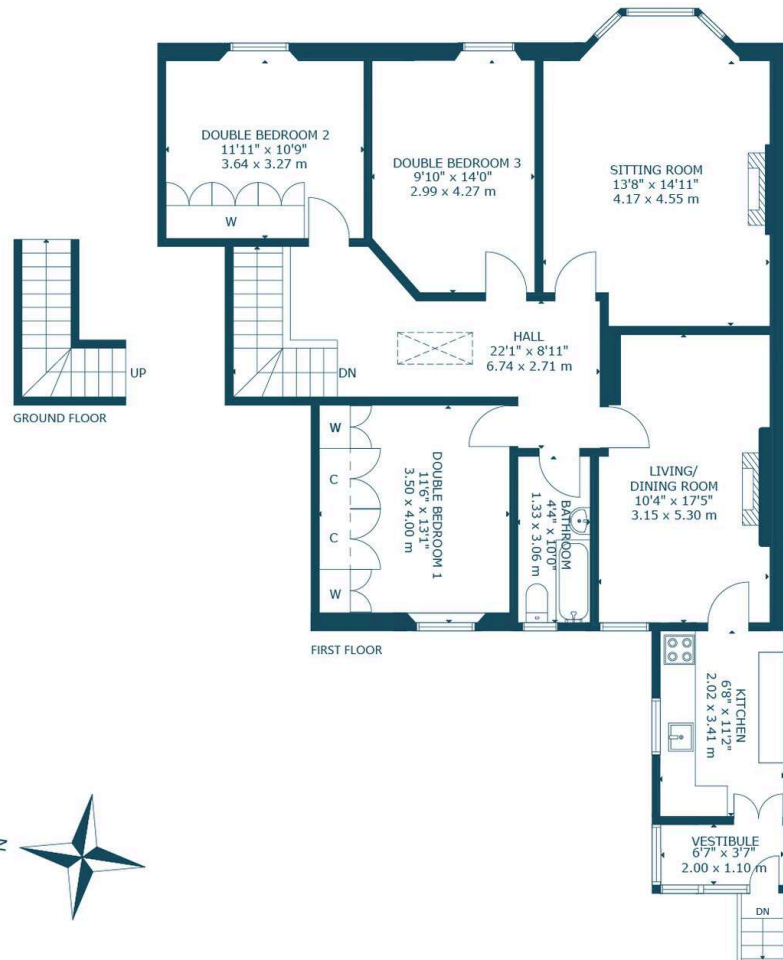
For families with children, Portobello boasts several good schools, including some highly-rated primary schools. The area has a strong sense of community, with various events and activities throughout the year, including the annual

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

The blinds, curtains, light fittings, fitted floor coverings and kitchen appliances are included in the sale price. Some additional items of furniture are included if required.





20 PARK AVENUE, PORTOBELLO, EDINBURGH, EH15 1JT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,191 SQ FT / 111 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.