



3, 2A Rosefield place
Edinburgh, EH15 1AZ

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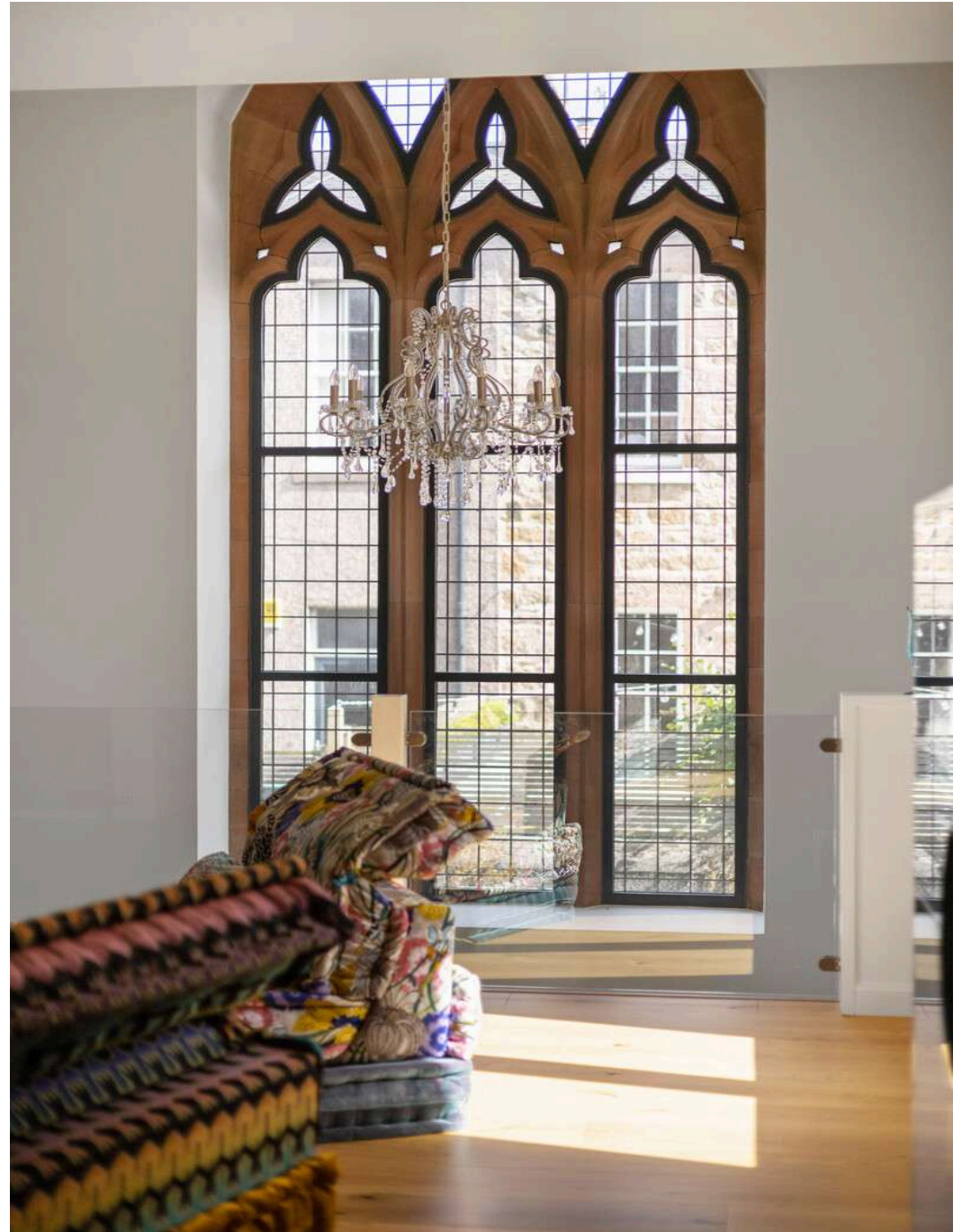
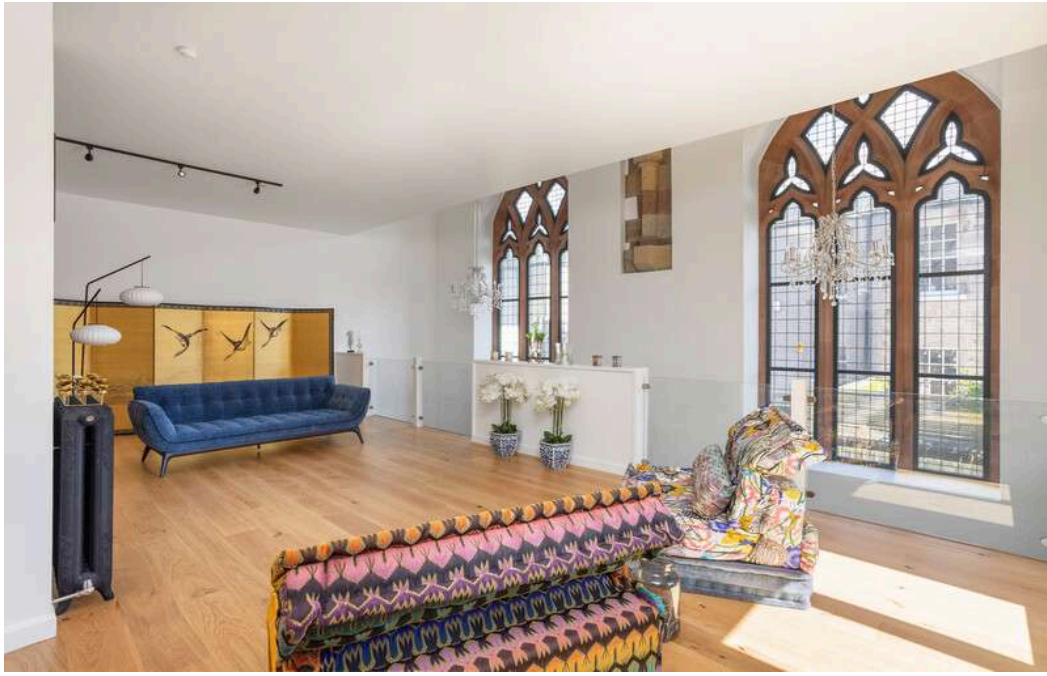
"Rosefield Place is a stunning six-bedroom townhouse, exuding luxury and sophistication as part of a meticulously converted B-listed Gothic Church"

- HALLWAY
- SITTING/DINING/KITCHEN
- LIVING ROOM
- OFFICE
- SIX DOUBLE BEDROOMS
- FOUR EN-SUITE
- SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDEN
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





3, 2A Rosefield place, Portobello, Edinburgh, EH15 1AZ





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G however, please check with the local authority.

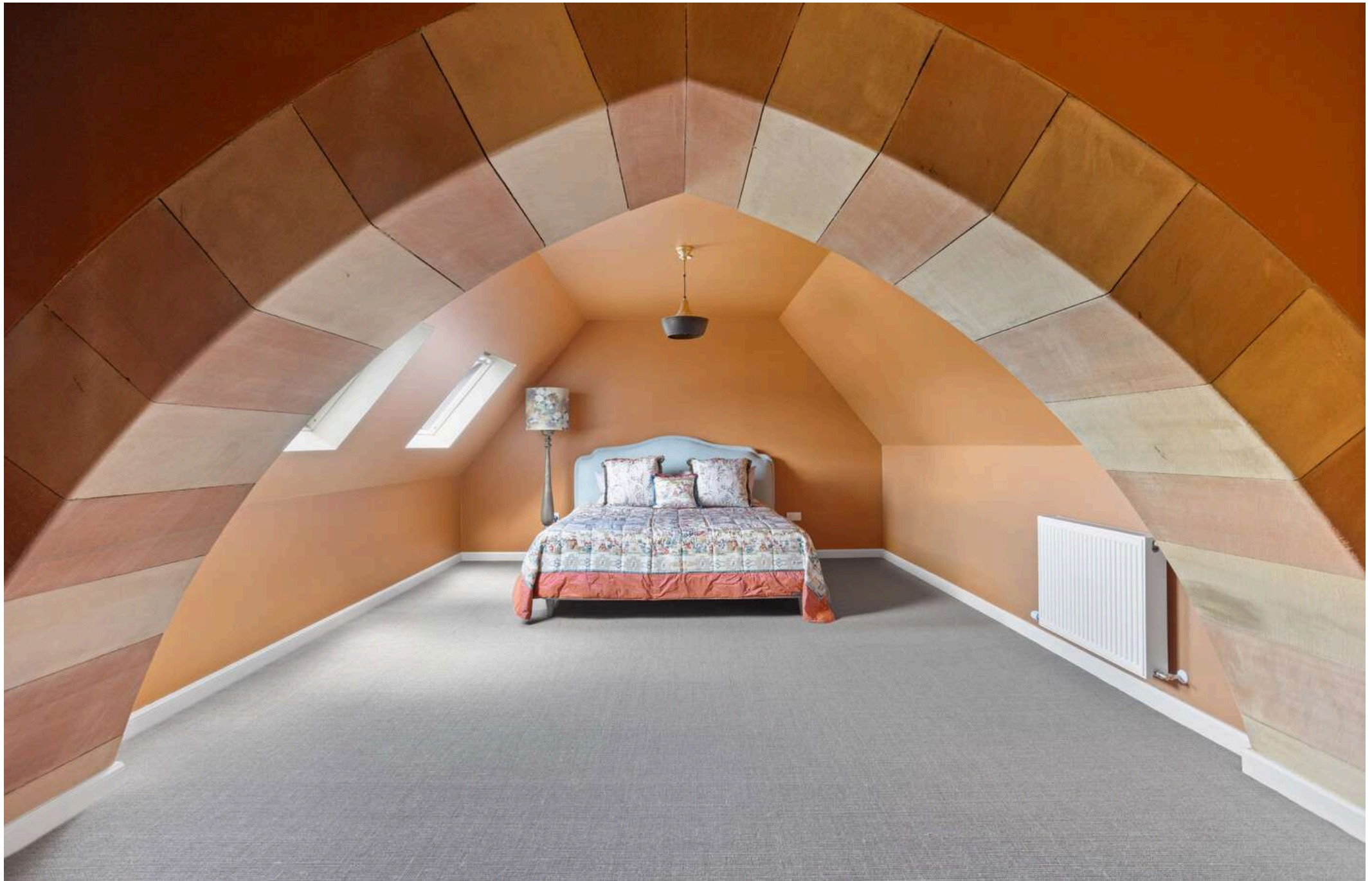


DESCRIPTION

Rosefield Place is a stunning six-bedroom townhouse, exuding luxury and sophistication as part of a meticulously converted B-listed Gothic Church by London Edinburgh Holdings, nestled in the vibrant district of Portobello. This remarkable residence, beautifully designed with significant high-end upgrades throughout by the current owner, boasts an expansive and light-filled interior that seamlessly blends contemporary elegance with an abundance of original architectural features. Early viewing is essential of this truly unique and captivating home. The ground floor comprises: a welcoming and grand reception hall; spacious kitchen/dining/sitting room and bedroom 3 with en-suite bathroom. A beautiful bespoke staircase leads to the first floor, where you'll find a stunning galleried living room bathed in natural light; family bathroom, all of which are designed by Burlington Bathrooms and a versatile office with breathtaking feature window and spiral staircase which connects to bedroom 4. The second-floor hosts bedrooms 1, 2, and 4, each with en-suite shower rooms, which completes the luxurious accommodation. Externally, the property boasts an enclosed garden, primarily laid to lawn, as well as two private residents' parking spaces and ample visitors' spaces. Additional benefits include gas central heating and double glazing.

The energy efficiency rating for this property is band C





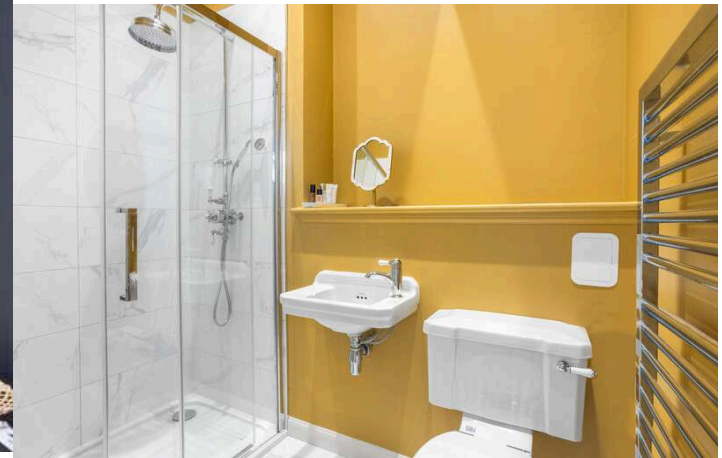
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

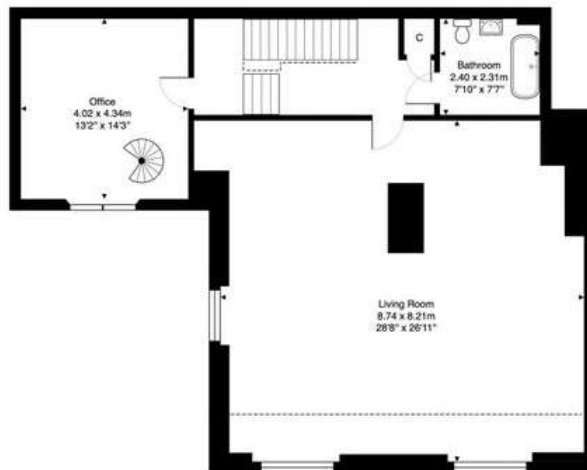
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Total Area: 396.1 m² ... 4264 ft²

All measurements are approximate and for display purposes only.



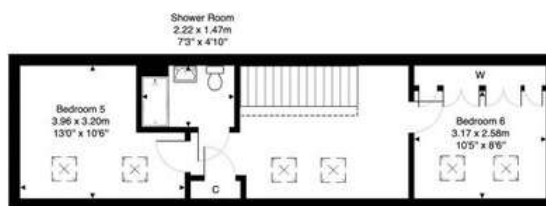
Ground Floor



First Floor



Second Floor



Third Floor



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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