



**5 Brickfield**  
Edinburgh, EH15 1TF

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# "5 Brickfield is a stunning, three-bedroom, end-terraced house situated in Portobello"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C.
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- W.C.
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- GOOD LOCAL AMENITIES
- CLOSE TO BEACH













## 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 D, however, please check with the local authority.



## DESCRIPTION

5 Brickfield is a stunning, three-bedroom, end-terraced house perfectly positioned just a short stroll from the vibrant Portobello beach promenade and the bustling high street. Immaculately presented, the accommodation comprises: welcoming entrance hall, featuring under-stair storage and a convenient WC off; bright and spacious living room, adorned with patio doors, extending to the enclosed, landscaped southwest-facing garden, creating a perfect blend of indoor and outdoor living; well-equipped kitchen, with its generous dining area, comfortably accommodates a table and chairs for six, making it an ideal space for family meals and entertaining; stylish return staircase leads to the upper landing, offering access to two storage cupboards; three generous double bedrooms; separate W.C and a contemporary bathroom with a shower over the bath completes the accommodation on offer. Externally, the property features an impressive low-maintenance tiered rear garden, perfect for entertaining within the summer months, boasting an array of mature plants and shrubbery. Further benefits include gas central heating; double glazing and off-street parking. Located within the catchment area of Towerbank Primary, the home also benefits from excellent local amenities and transport links.

## EPC RATING

The energy efficiency rating for this property is band C

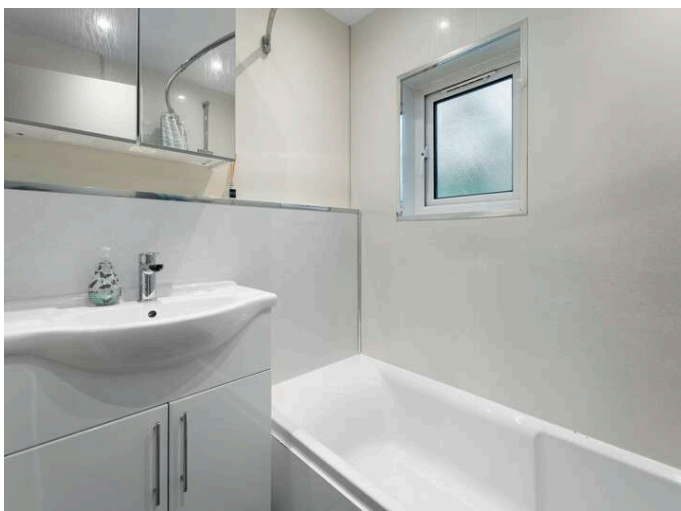
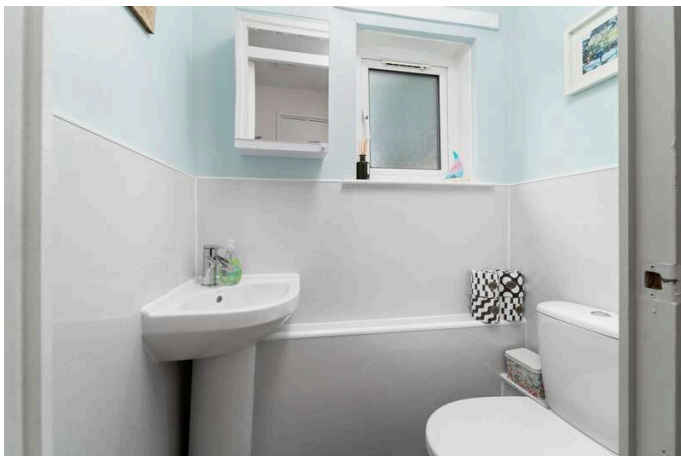
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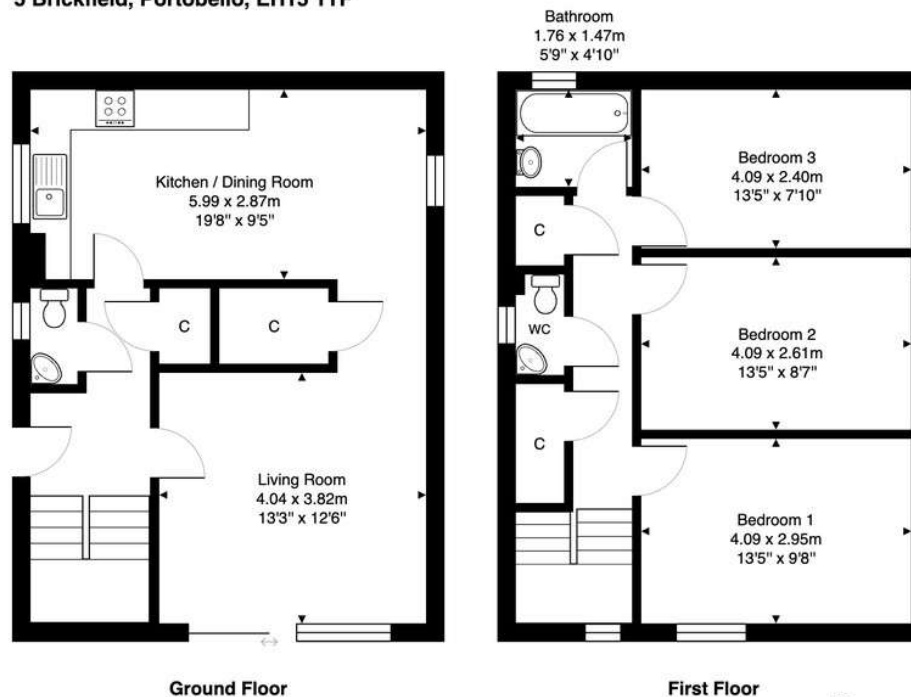




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Total Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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