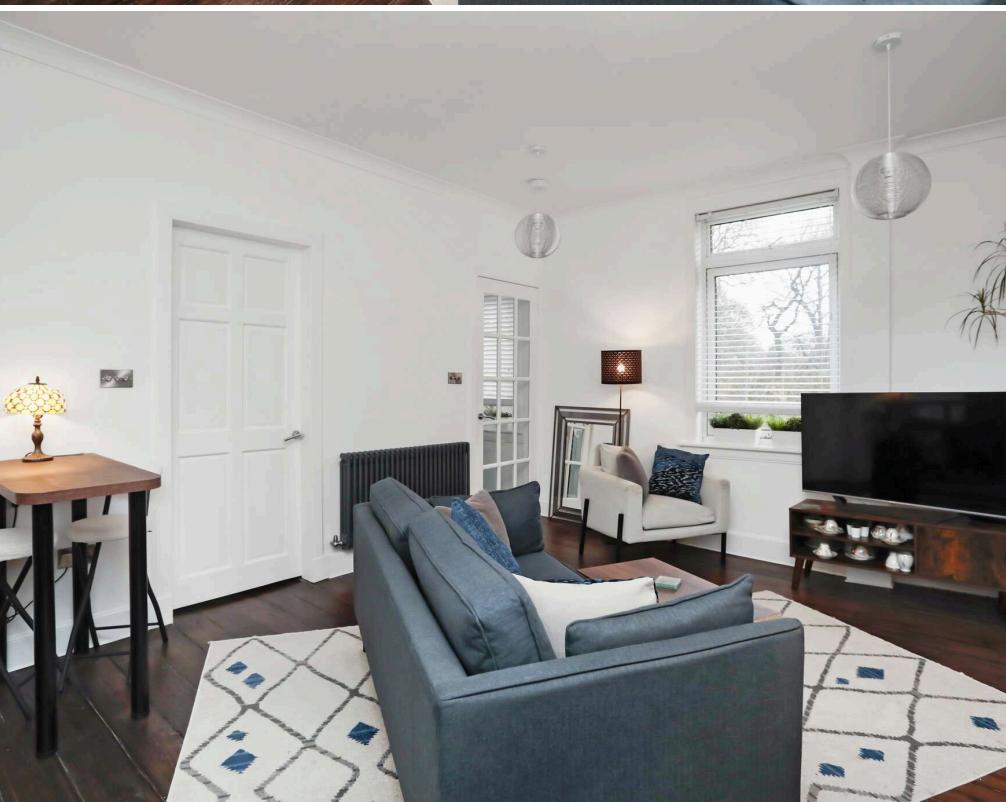




33/1 Baileyfield Road, Edinburgh, EH15 1NA



## Welcome

Welcome to Baileyfied Road, this impressive one bedroom upper flat has been beautifully refurbished to create bright and spacious accommodation. This property makes an ideal first time buy or investment opportunity. The property forms part of a charming terrace boasting a lovely position with Figgate Park directly opposite along with being within close walking distance of an excellent variety of local amenities on Portobello High Street and Portobello Beach. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan, bright and spacious, front facing living dining and kitchen area.
- Fully equipped and recently installed kitchen.
- Double bedroom rear facing.
- Shower room.
- Gas central heating.
- Double glazing.
- Shared gardens.



## Portobello

The property is located in the popular and highly sought-after area of Portobello with excellent local amenities including an Aldi Supermarket, Post Office and local pubs/restaurants. Figgate Park is directly opposite and offers an excellent green space that includes Figgate Pond and Heron Island along with walks along Figgate Burn and a children's play area. Further recreational facilities are also plentiful with health and fitness clubs, sports clubs, Portobello Swim Centre and Portobello beach which is great for families, dog walkers, wild swimmers along with many cafes and bars and amusement arcades creating a great environment to sit with a coffee or ice-cream and watch people going by. Portobello is ideally located for easy access to East Lothian for further outdoor pursuits and excellent golf courses.

## Extras

Included in the sale are the integrated kitchen appliances, blinds were fitted, fixtures & fittings and all floor coverings.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

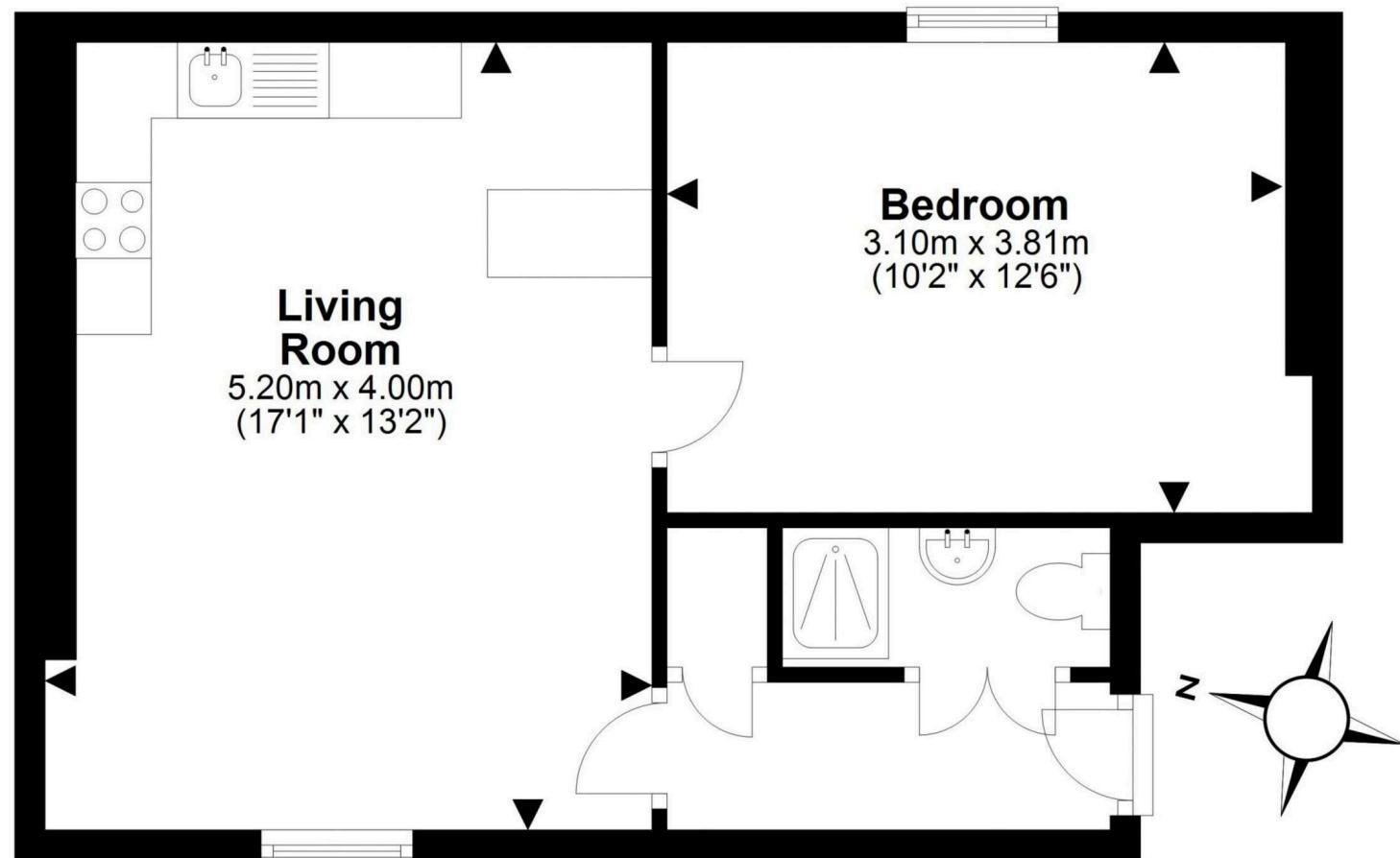
 0131 240 3818

Property Hub:  
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.