



19 Barnie Terrace
Edinburgh, EH15 1BP

A

"Barnie Terrace is a four bedroom end-of-terrace townhouse situated in a managed development"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- GROUND FLOOR W.C.
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- SITTING ROOM/BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FIRST FLOOR W.C.
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS









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 E, however, please check with the local authority.



DESCRIPTION

Barnie Terrace is a four-bedroom end-of-terrace townhouse situated in a managed development in the sought-after Portobello. Built by Barratt Homes in 2020, this immaculate, move-in ready home features beautiful décor throughout. Conveniently located just moments from the beach and the numerous amenities on Portobello High Street, making early viewing essential. The accommodation comprises: a welcoming entrance hallway with ample cupboard space; spacious living room and diner with access to an enclosed, south-facing rear garden; modern, fully integrated kitchen with ample floor and wall-mounted storage; W/C; carpeted staircase leading to the first floor with generous sitting room/bedroom 2 with full-length windows that provide abundant natural light; rear-facing double bedroom 3; additional W/C; return staircase leading to the 2nd floor with front-facing, spacious double bedroom 1 with fitted mirrored wardrobes and an en-suite shower room; rear-facing double bedroom 4 and a modern family bathroom which completes the accommodation on offer. Externally, the front garden is low-maintenance with artificial grass and a lavender border, with the enclosed landscaped rear garden offering a perfect space to entertain within the summer months and views to Arthur Seat. Additional benefits include gas central heating, double glazing, a floored attic with a Ramsey ladder and ample residents' parking.

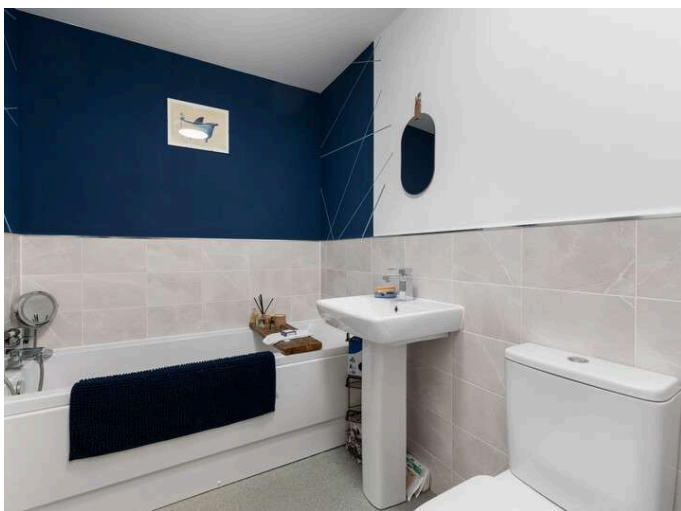
The energy efficiency rating for this property is band B.



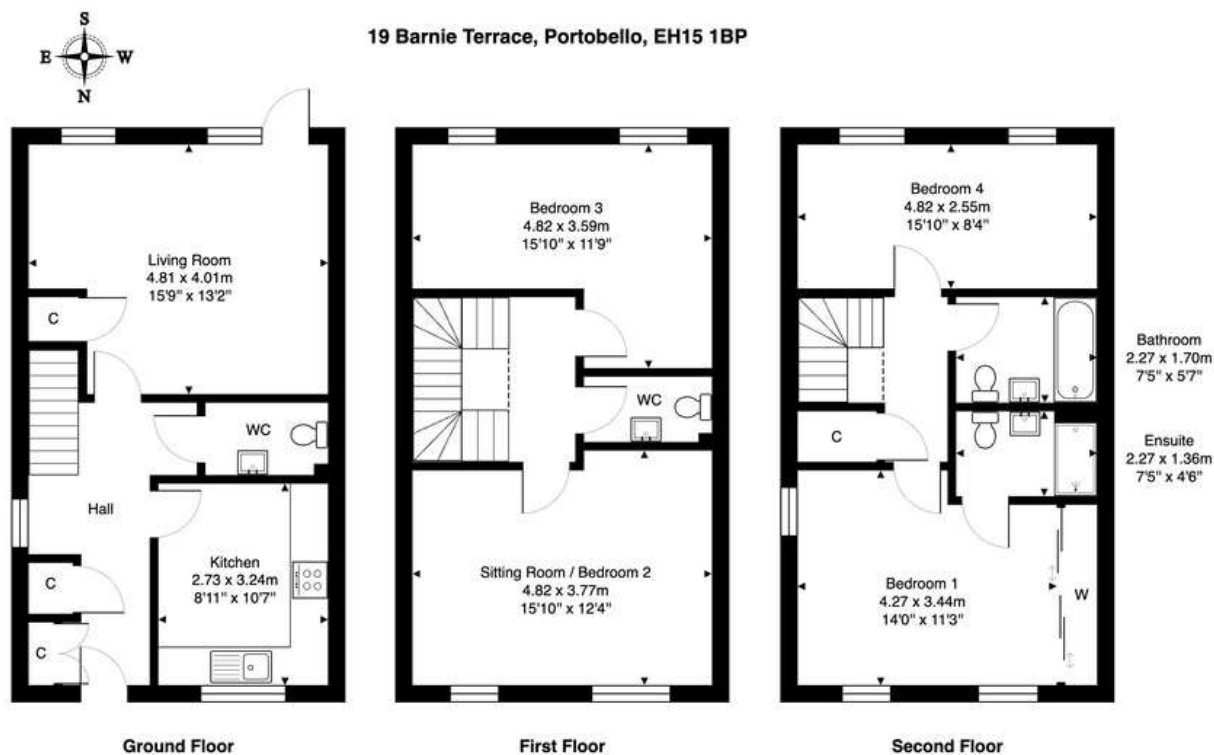


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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 125.6 m² ... 1351 ft²
 All measurements are approximate and for display purposes only.



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