



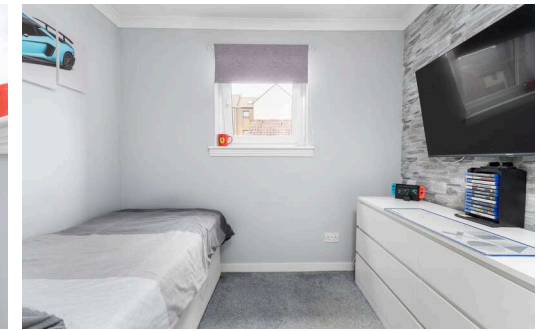
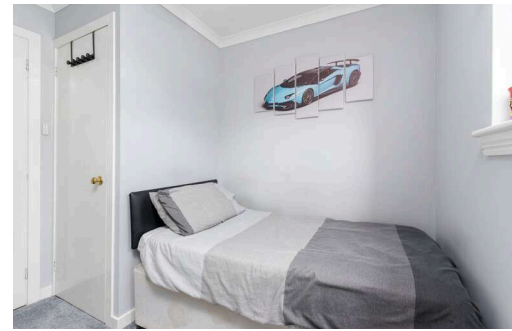
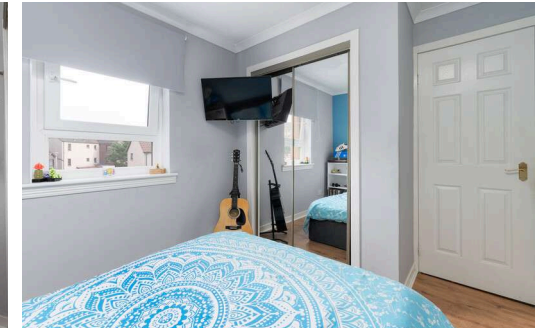
**16 Westbank Place,
Portobello, Edinburgh, EH15 1UD**

A

"16 Westbank Place is a generously proportioned semi-detached house with private garden"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINER
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ALLOCATED PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES





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

16 Westbank Place is a generously proportioned semi-detached house with private garden, situated within the highly desirable area of Portobello, and within walking distance of the Promenade and excellent amenities.

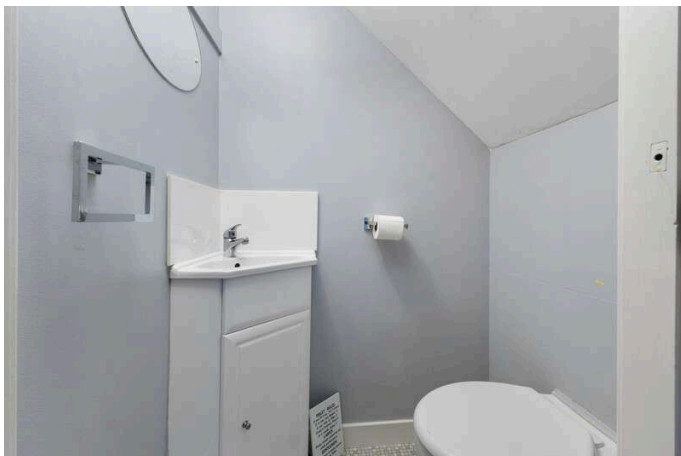
The beautiful accommodation is presented to the market in condition and comprises; welcoming entrance vestibule with carpeted staircase; hallway leading to bright and spacious living room; well proportioned stylish dining kitchen with floor to ceiling units, electric hob, extractor fan and door accessing rear garden and downstairs W.C. On the upper level there is two spacious double bedrooms with built-in wardrobes, a third good sized bedroom, and contemporary bathroom with shower over bath.

Further benefits include: electric heating, double glazing, well maintained front garden, enclosed rear garden mainly laid to lawn with decking area and garden shed, allocated parking space with ample on-street parking in the surrounding area. The development is managed by James Gibb Factors.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor

First Floor

Total Area: 77.1 m² ... 830 ft²

All measurements are approximate and for display purposes only.



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



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