



Offers Over
£410,000

10 Lee Crescent

Portobello | Edinburgh | EH15 1LW

A rare opportunity has arisen to purchase this Victorian main door lower villa with private garden, quietly situated in the highly desirable district of Portobello, within walking distance of Portobello Beach and the High Street's superb variety of coffee shops, bars and boutique shops. Now in need of modernisation, this property offers excellent potential to create a fantastic family home, and viewing is highly recommended to truly appreciate the accommodation on offer.

3 bedrooms

2 public rooms

1 bathroom

Front and rear gardens

On street parking

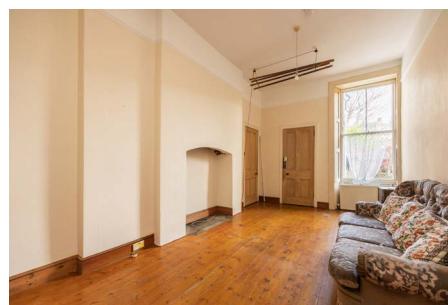
EPC rating – D

Council tax band- E



Description

A private front door leads you into the entrance vestibule and welcoming hallway with storage, and to your right is a bright bay windowed lounge with feature fireplace, decorative cornice and ceiling rose, and storage cupboard. There is a good sized dining room to the rear and off this is the galley style kitchen with a range of wall and base units, and a door to the rear garden. There are three well proportioned bedrooms, with the principal having a feature fireplace and decorative cornice, and a tiled shower room with a white suite. The property further benefits from gas central heating.



Extras

Included in the sale is the gas hob and electric oven, washing machine, tumble dryer, and dishwasher.

Gardens & Parking

A front garden with gate and path welcomes you to the property and to the rear is a fully enclosed garden which is laid to lawn and a patio area, offering an ideal space for dining in the warmer months and a safe place for children and pets to play. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Portobello is situated on the east side of Edinburgh and its charming High Street houses a superb variety of restaurants, bars, coffee shops and day-to-day shopping facilities. There are a selection of supermarkets within close proximity to the property including an Asda Hypermarket and Morrisons Superstore, with further amenities found at nearby Meadowbank Retail Park and Fort Kinnaird Retail Park. A regular bus service operates to and from the City Centre and to surrounding areas and the City By-pass is within easy reach linking to the main motorway networks. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts, and of course beautiful promenade walks along the waterfront.





Approx. Gross Internal Floor Area 132.15 Sq M / 1422 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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floor plan and further information.



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