

COULTERS[©]

24 WALFORD DRIVE

PORTOBELLO, EDINBURGH, EH15 1AB

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

24 Walford Drive is a bright and well proportioned three-bedroom townhouse situated in an attractive modern development located in the popular area of Portobello. The property is generous in size with a very appealing layout and a private rear garden garage and driveway parking. Local amenities and transport links are in easy reach.

KEY FEATURES



Well proportioned Town House



Three double bedrooms, two with an en-suite



Private rear garden



Single garage and driveway



Within a short walk of Portobello Beach



Independent retailers and cafes nearby



EPC Rating - B



Council Tax Band - E





The ground floor comprises; a large double bedroom with three-piece en-suite shower room and direct access to the rear garden via double French doors. On the first floor there is a bright living room to the front of the property and a kitchen with a range of wall and base fitted units and integrated appliances.

The second-floor hosts two further double bedrooms, one of which hosts a four-piece en-suite with bath and shower. The property benefits from double glazing, gas central heating and fantastic storage throughout.





THE LOCAL AREA

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a long sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned!

The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths.

Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.



EXTRAS

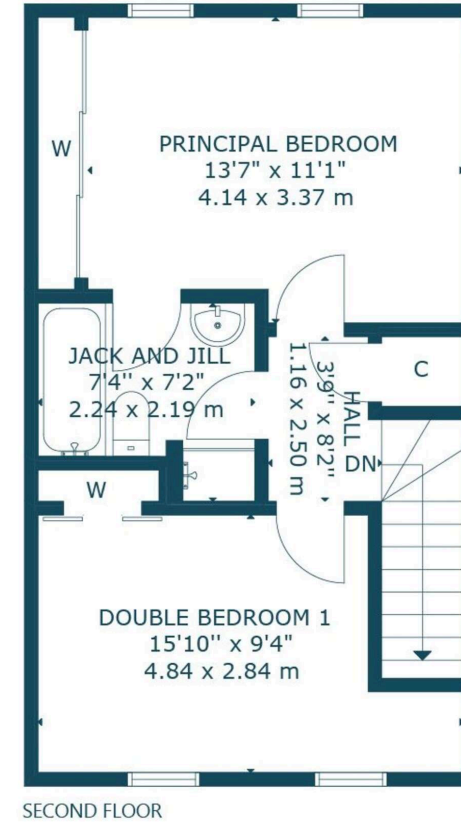
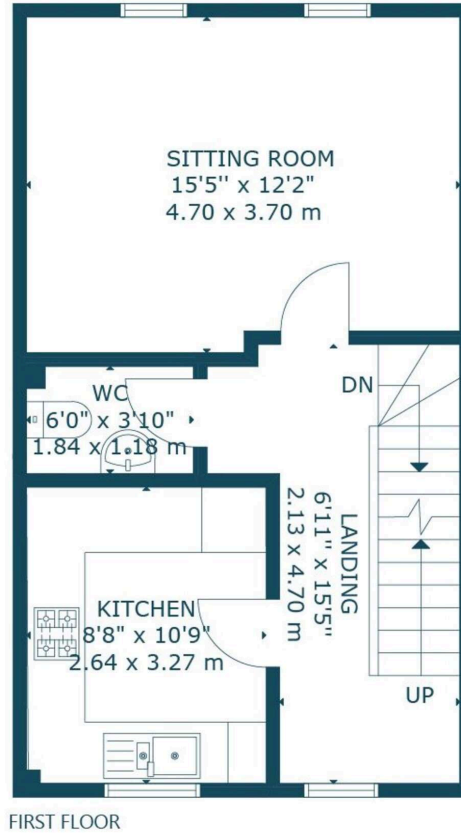
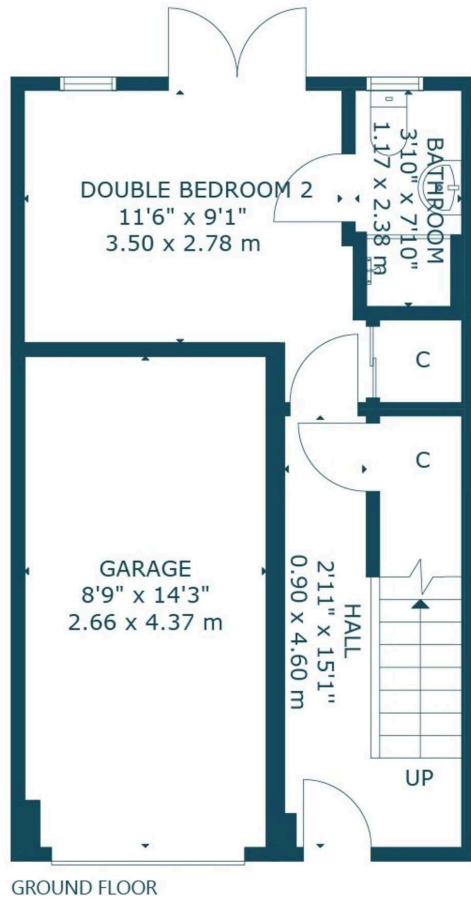
All blinds, fitted flooring and integrated appliances are included in the sale price.

The property is factored by Ross and Liddell with a monthly of approximately £60 a month.

Please note some photos are virtually staged.

HOME REPORT VALUATION: £400,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,378 SQ FT /128 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.