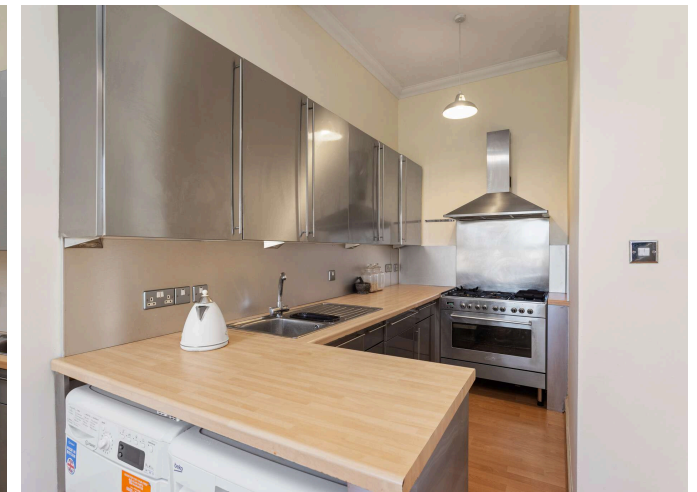


10 Rosefield Street
Edinburgh, EH15 1AY

A

"10 Rosefield Street is a generously proportioned, end terraced, double upper villa, situated in the highly sought-after Portobello district"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- DINING ROOM / BEDROOM 4
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- STUDY / HOME OFFICE
- BOX ROOM
- BATHROOM
- WC
- REAR GARDEN
- BASEMENT / STORAGE AREA
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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

10 Rosefield Street is a generously proportioned, end terraced, double upper villa, situated in the highly sought-after Portobello district.

The accommodation, which offers a flexible layout, comprises: entrance stair with cupboard and access to rear garden with window at the top of the stairs; T shaped entrance hallway with WC off; bright and spacious living room with feature log burning stove, twin windows allowing natural daylight to flood in and EE broadband; dining room / double bedroom 4 with dual aspect windows; well-equipped dining kitchen with stainless steel 6 ring gas hob and extractor hood, shelved recess and window seat overlooking bowling green; double bedroom 1 with study/box room with window off; home office; under stair cupboard; return stair to upper landing with deep cupboard off; exceptionally spacious double bedroom 2 with dual aspect Velux windows; double bedroom 3 with dual aspect Velux windows and bathroom with four piece suit and Velux window.

Further benefits include: gas central heating; private sizeable sun trap side garden; under house basement; unrestricted street parking; excellent local amenities including a short walk to Portobello High Street with its eclectic mix of eateries and shops and great transport links.

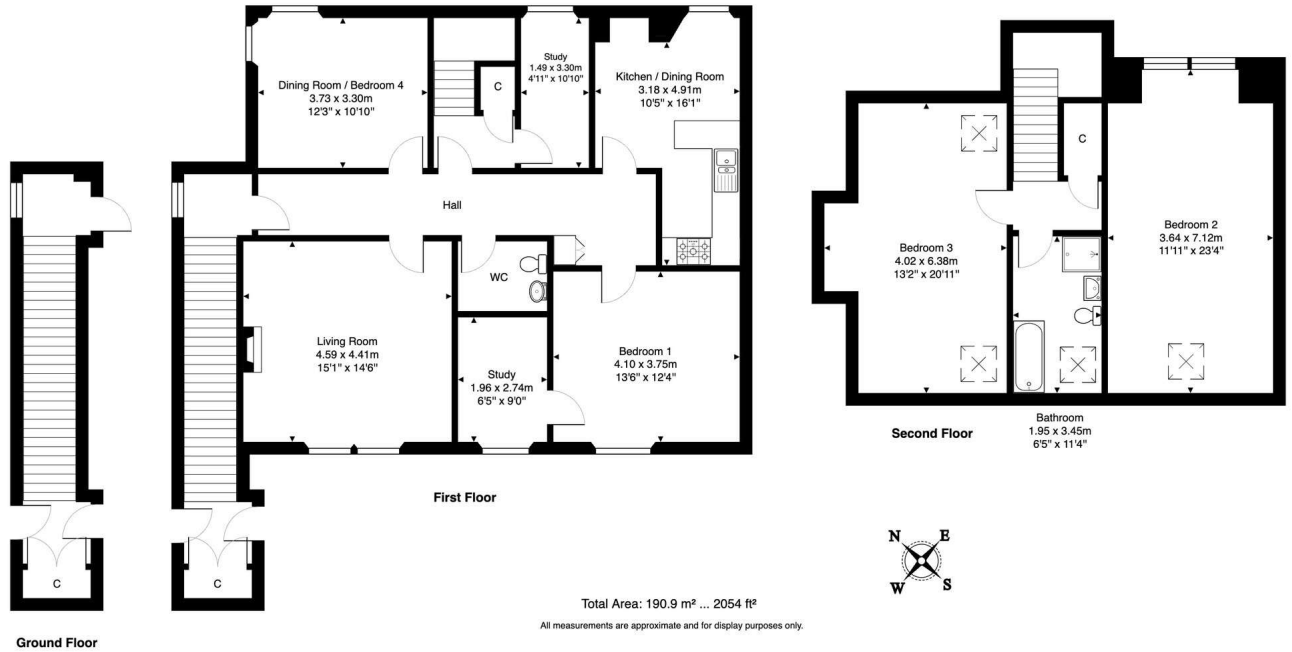
EPC RATING

The energy efficiency rating for this property is band C

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.



10 Rosefield Street, Portobello, EH15 1AY



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