



**19 Rosefield Avenue, Portobello**  
Edinburgh, EH15 1AT



# *"Rosefield Avenue is a superb semi-detached family home set within a peaceful location"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- SEPARATE GARAGE





19 Rosefield Avenue, Portobello, Portobello, Edinburgh, EH15 1AT





### 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 G, however, please check with the local authority.

The energy efficiency rating for this property is band C



### DESCRIPTION

Rosefield Avenue is a superb semi-detached family home set within a peaceful location in the highly desirable conservation area of Portobello. The property is just a short walk from the excellent amenities of Portobello High Street, as well as the promenade and beach. Early viewing is highly recommended. This lovely home offers spacious and well-proportioned family accommodation arranged over the ground and first floors. The accommodation comprises: an entrance vestibule leading into a welcoming reception hallway with 2 storage cupboard and return staircase; a bright and generously sized front-facing living room; kitchen diner to the rear providing ample wall and floor-mounted storage units, with patio doors opening onto the enclosed, mature south-east facing rear garden and a convenient WC completes the ground floor accommodation. A carpeted staircase leads to the upper landing with access to the attic, where there is a rear-facing double bedroom 1 with mirrored wardrobes and an ensuite shower room; front-facing double bedroom 2 with a built-in wardrobe; single bedroom 3 with built in wardrobe and a family bathroom with a shower over the bath, completing the accommodation on offer. Externally, the property enjoys private gardens to both the front and rear. The generous, enclosed and landscaped walled rear garden features a patio area, ideal for outdoor dining and entertaining during the summer months. Further benefits include gas central heating, double glazing, private gardens to the front and rear, and a rarely available single garage.





19 Rosefield Avenue, Portobello, Portobello, Edinburgh, EH15 1AT

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.



Rosefield Avenue, EH15 1AT



Approx. Gross Internal Area  
 1360 Sq Ft - 126.34 Sq M  
 Detached Garage  
 Approx. Gross Internal Area  
 134 Sq Ft - 12.45 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026



Ground Floor

Ground Floor

First Floor

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



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

