

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £195,000

38 Adelphi Place, Portobello, Edinburgh EH15 1BE





Quaint end-terraced cottage boasting tranquil location close to excellent amenities and transport links

An excellent opportunity to acquire a quaint end-terraced cottage boasting an exquisite tranquil location within the desirable coastal suburb of Portobello lying east of Edinburgh City Centre.

This extremely delightful property with charming walled garden offers light, well laid out accommodation with enhancing features and useful storage comprising: elegant lounge with multi-fuel stove/fitted kitchen with skylight and appliances, comfortable bedroom and shower room with skylight. Presented in move-in condition, the welcoming interior is tastefully decorated with the added comfort of gas central heating and double glazing. The enclosed garden provides a lovely, secluded retreat to enjoy much of the day's sunshine. All fitted floor coverings curtains, blinds, kitchen appliances and garden shed are included in the sale. Note: No warranty will be provided for appliances, central heating or systems.

ACCOMMODATION (WIDEST POINTS)

Lounge/ Kitchen	4.83 m x 3.78 m / 15'10" x 12'5"
Bedroom	3.40 m x 2.18 m / 11'2" x 7'2"
Shower Room	2.67 m x 1.30 m / 8'9" x 4'3"



LOCATION

Portobello with its delightful promenade and sandy beach is an ideal location offering a wide range of local shopping and facilities while convenient for access to the finest amenities of the city centre and to the city bypass linking with major motorway networks. Nearby Musselburgh also offers an extensive range of shops with a large Asda Superstore and Fort Kinnaird Retail/Leisure Park within short driving distance. As well as enjoying lovely walks/cycling along the scenic coastline, there is a choice of bars and restaurants as well as the Portobello Swim Centre with a range of health/fitness pursuits, sailing, five-a-side football pitches, bowling and golf clubs all in the vicinity. A frequent and effective bus service operates closeby to many parts of the city and a rail service from nearby Brunstane also offers alternative transport for the commuter.

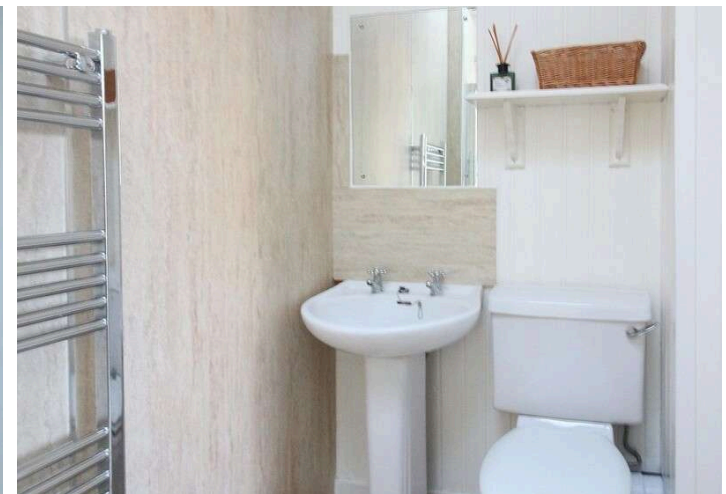
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard

EPC RATING

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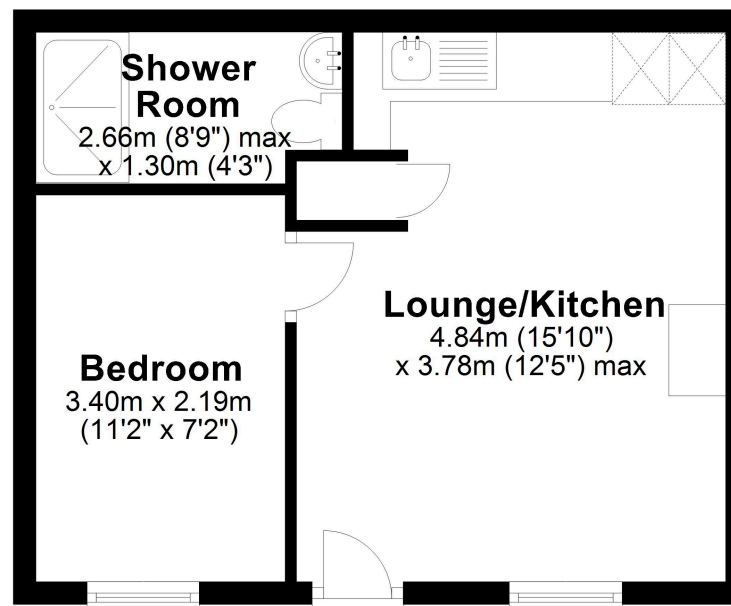
VIEWING

By appointment, please telephone 0131 554 6244





38 Adelphi Place



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

Beveridge
Philp
& Ross

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.