



This is a fine example of a traditionally built DETACHED BUNGALOW, enjoying a desirable location amidst similar period property, only 3 miles east of Edinburgh's city centre.

Vestibule; Hall; Livingroom; 3 Bedrooms; fitted Kitchen, Conservatory & bathroom; A "Ramsay" ladder leads to the Attic/Studio which could be developed into further accommodation. (potentially two bedrooms). Sunny gardens to the rear.

Gas CH. Double Glazing & Driveway

Viewing: call 07776 198 960 (agent).

**Offers Over £439,000**

#### Location

The property is located on the south side of this pleasant residential street some 3 miles east of the city centre and only ½ mile from Portobello. The local amenities are plentiful including "corner" shopping a few minutes walk away (Tesco Extra ) or the bustling Portobello High Street (15 mins walk); there is also a Morrisons supermarket just up the road and an Asda 1 mile south. Regular buses pass by travelling into Edinburgh city centre and also out of town to the north & east. There are several parks, golf courses within easy reach and the seafront itself at Portobello & Joppa, only a short distance away. Schools for both primary & secondary children are conveniently located. Insert

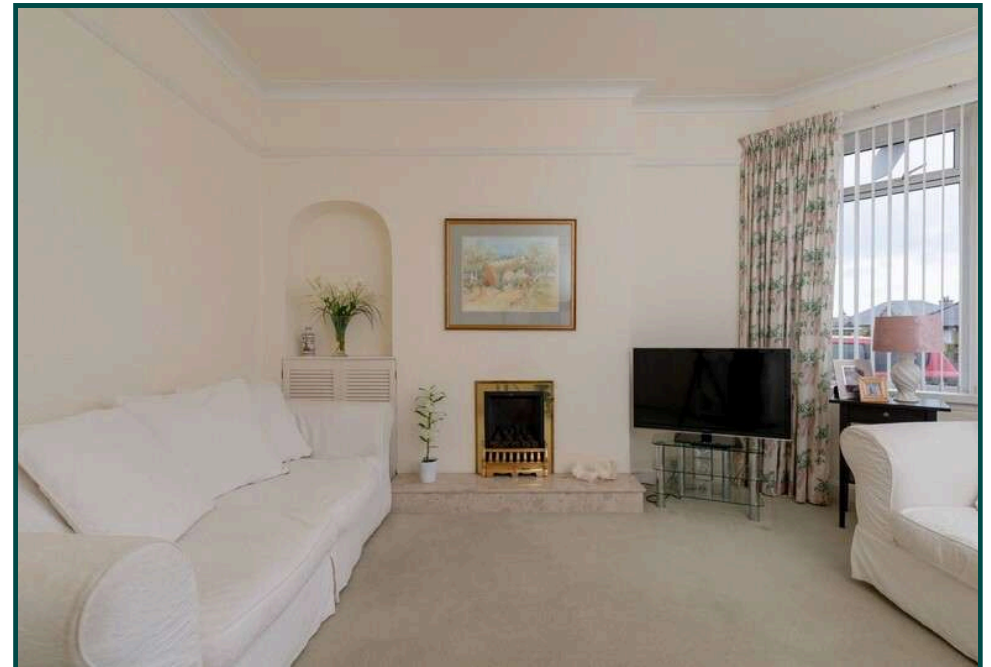
#### The Property

This Detached Bungalow is substantially built on a nice plot. It has been modernised in recent years and is in excellent "move-in" condition. Prospective downsizers should be attracted by the rooms all on the level and, flexible in their use. For families, this is an opportunity to extend introducing their own design & taste, often preferable to some. Subject to LA permissions it should be possible to create a staircase from the lower floor, to the attic, should that appeal. In addition, extension potential exists to the side & rear.

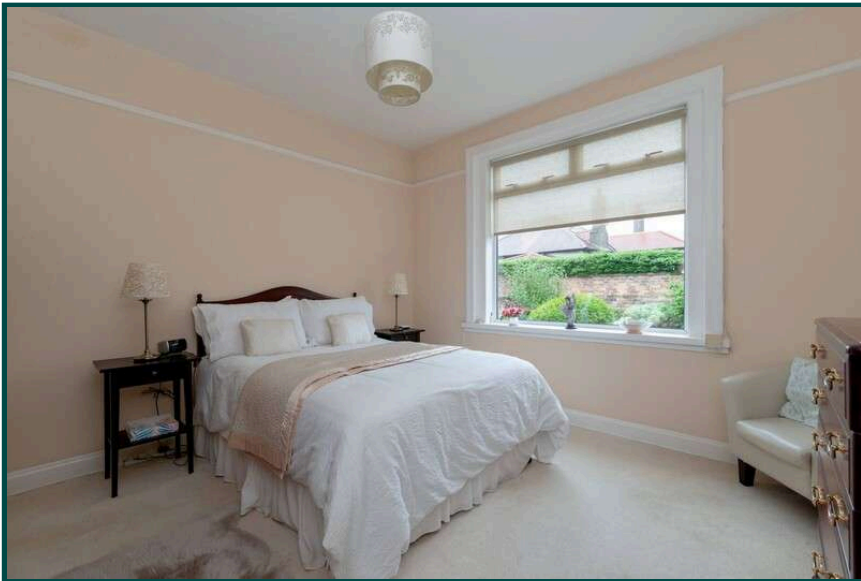
Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £450,000

Energy Performance Certificate: Rated "c"







Southfield Road East,  
Edinburgh,  
Midlothian, EH15 1QP



Approx. Gross Internal Area  
1044 Sq Ft - 96.99 Sq M

Attic  
Approx. Gross Internal Area  
419 Sq Ft - 38.93 Sq M

Shed  
Approx. Gross Internal Area  
48 Sq Ft - 4.46 Sq M

For identification only. Not to scale.  
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