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25/2 Christian Crescent **Portobello**

25/2 Christian Crescent, Portobello, Edinburgh EH15 3AD



A well proportioned ground floor flat quietly situated in a popular residential area in the outskirts of Portobello. The flat is entered via shared stairwell. Welcoming hallway with storage cupboard leads to the spacious living/dining room overlooking shared rear gardens. The kitchen has a selection of floor and wall mounted units, a four ring gas hob with extractor hood and light, electric oven, washing machine and fridge freezer. The spacious double bedroom has a storage cupboard and aspect to front overlooking the private front garden. Bathroom has a white three-piece suite comprising of bath with an electric shower over, wash hand basin with lower storage and WC.

The property benefits from gas central heating and double glazing.

EER rating : Band D

Property reference : MM0162

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Property location

Christian Crescent is a quiet no-through road tucked away off Duddingston Crescent. The property is very conveniently located with all the amenities of Portobello High Street nearby, as well as the extensive array of shops, leisure facilities and eateries at Fort Kinnaird Retail Park. Bannatynes Health Club and Portobello Swim Centre offer good sporting opportunities as well as neighbouring Portobello and Duddingston golf courses. The new Portobello High School Campus is at the end of the road and it is a short trip out to Queen Margaret University Campus. For the motorist, quick routes to the east on the A1 and around Edinburgh on the City Bypass can be found nearby and a number of bus routes lead directly into Edinburgh City Centre.

Find out more...

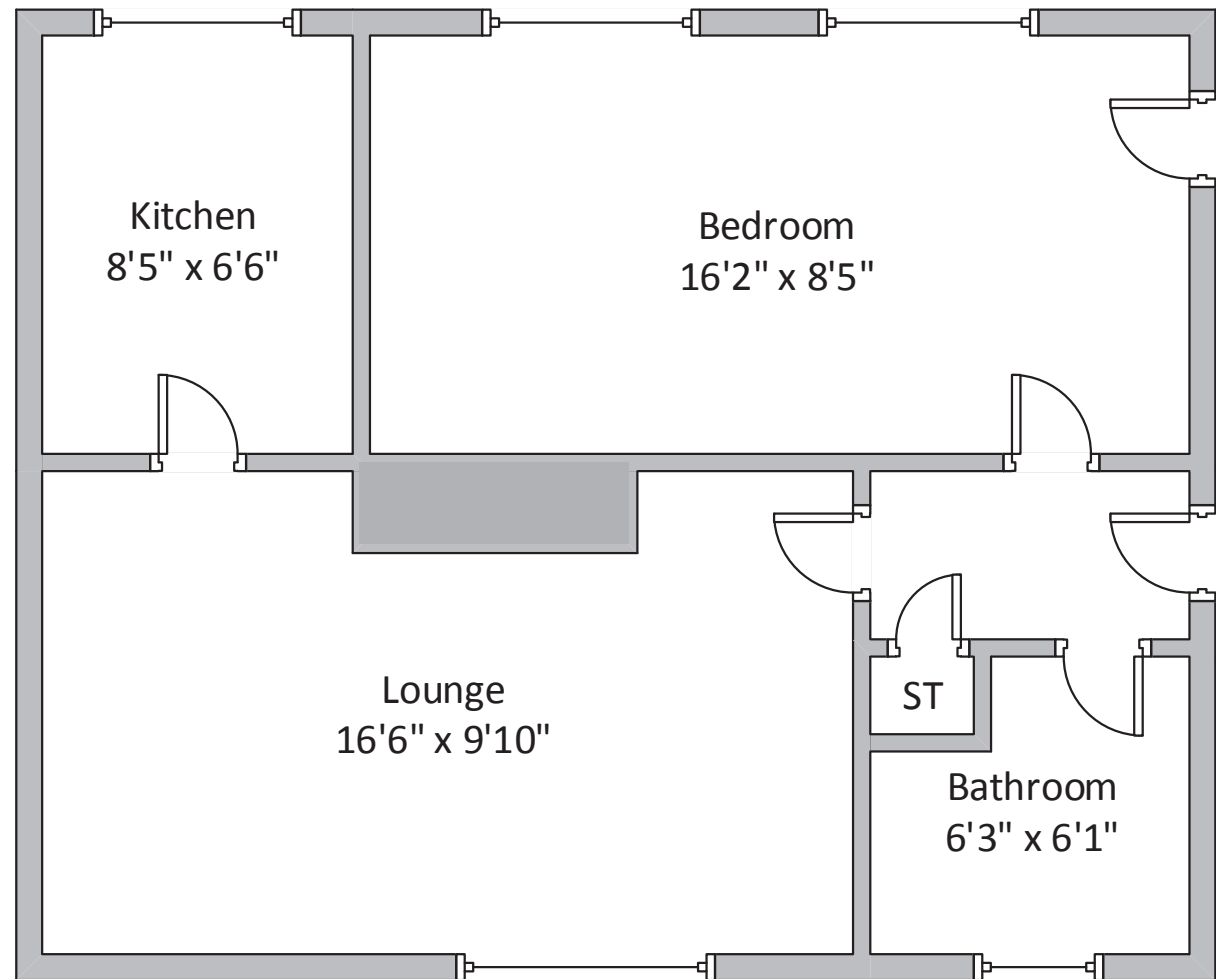
For more information or to arrange a viewing please contact Clyde Property Edinburgh

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Approximate gross internal area 462.68 sq ft - 43 sq m

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