



Rose Cottage, 15 Regent Street

Portobello, Edinburgh, EH15 2AY

- **ENTRANCE HALL**
- **OPEN PLAN LIVING/DINING ROOM**
- **CONTEMPORARY KITCHEN**
- **UTILITY ROOM/WC**
- **GOOD STORAGE**
- **SASH & CASE WINDOWS**
- **GREAT LOCAL AMENITIES**
- **BEDROOM 1 (DOUBLE)**
- **BEDROOM 2 (DOUBLE)**
- **BEDROOM 3 (DOUBLE)**
- **BEDROOM 4/HOME OFFICE**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **ENCLOSED FRONT GARDEN**



"Rose Cottage is a charming stone built Victorian semi-detached family home"



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, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

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.

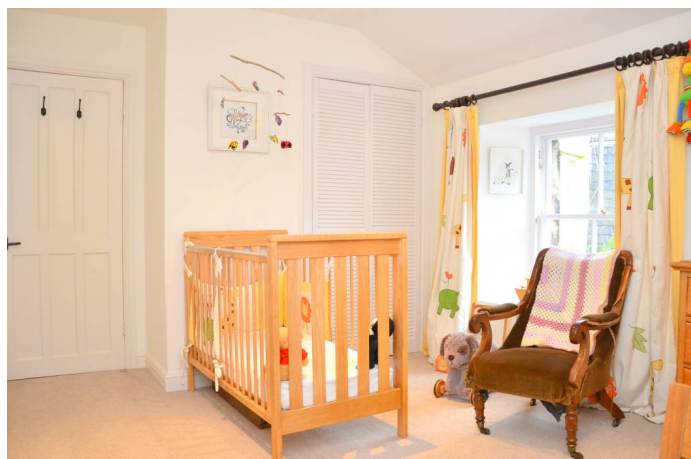
Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, Duddingston Golf Club, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.





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DESCRIPTION

Rose Cottage is a recently renovated, charming stone built Victorian semi-detached family home in a quaint residential setting.

The accommodation comprises: entrance hall with storage cupboard off; open plan living /dining room with Clearview log burning stove and reclaimed stone surround; well-equipped kitchen off dining area with Belfast sink and Rangemaster cooker; home office/bedroom 4; utility room with WC, sink and storage area; carpeted stair to upper landing with storage cupboard off, Edinburgh Pulley and floored attic storage with Ramsay ladder access; double bedroom 1 with built-in wardrobe; double bedroom 2 with built-in wardrobe; double

bedroom 3 with built-in wardrobe and family bathroom with shower over bath and skylight providing ample natural light.

There is gas central heating; recently refurbished original sash and case windows throughout; solid oak flooring throughout with the exception of the slate tiled kitchen, bathroom and utility/WC; enclosed front garden with mature borders, plum tree, gooseberry tree, beach hedge, rhubarb plants and storage shed.

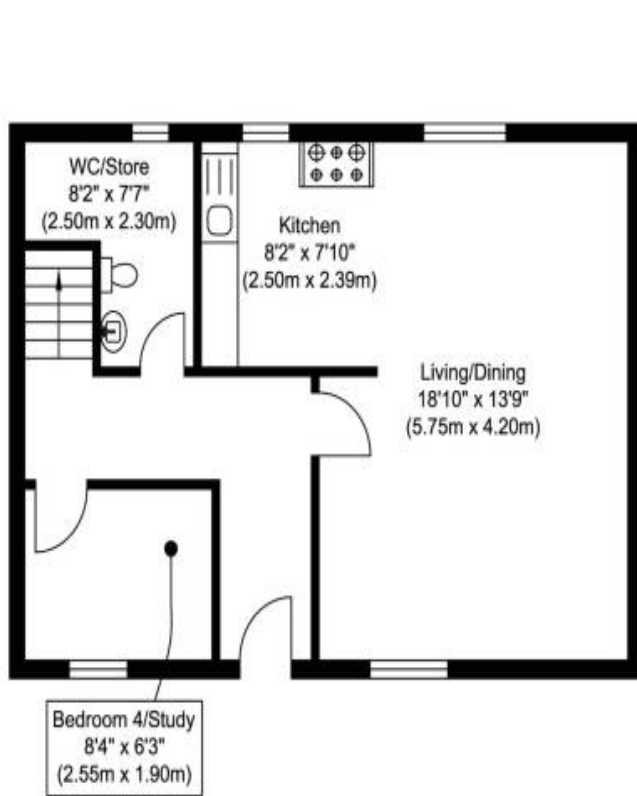
The energy efficiency rating for this property is band D.

It is our understanding that this property is subject to Council Tax band C, however, please check with the local authority.

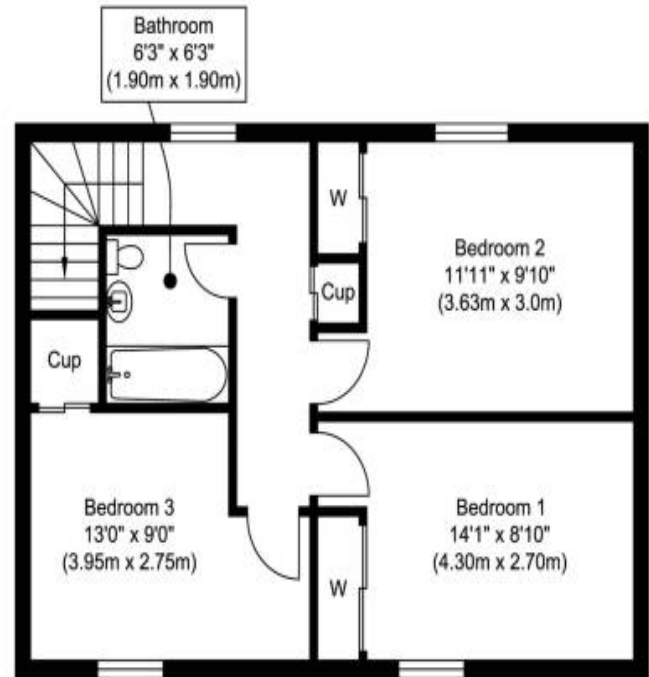


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We can offer: Estate Agency; Conveyancing; Legal Services; and introduce Mortgage & Financial Advisors



Ground Floor
Approximate Floor Area
507.51 sq. ft.
(47.15 sq.m)



First Floor
Approximate Floor Area
507.51 sq. ft.
(47.15 sq.m)



229 Portobello High Street,
Edinburgh, EH15 2AN
Tel: 0131 669 1100
Fax: 0131 669 1155

Michael Annan 07773 777 771



admin@annanlegal.co.uk

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