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22 Pittville Street, Portobello, Edinburgh, EH15 2BY

Traditional, Three-Bedroom, Beachfront, End-Terrace Villa

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Property Description

Rarely available, flexible, three-bedroom, beachfront, end-terrace villa, forming part of a period, stone-built terrace. Located on a quiet side street, with a private driveway and garden, adjacent to the Promenade, in the heart of Portobello.

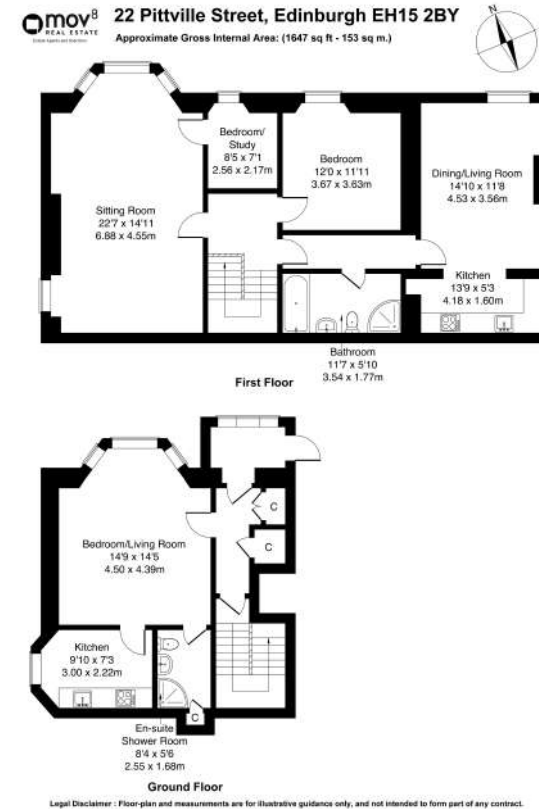
Comprises an entrance porch, hall, a sitting room, two kitchens, three flexible bedrooms, a shower room and a family bathroom.

Set over two storeys, enjoying exceptional, seafront views and offering a potential, self-contained 'granny flat' layout.

There are generous room sizes, tall ceilings and period features, modern fitted kitchens and bathrooms and hardwood flooring for the upper floor. In addition, gas central heating, Morso wood-burning stoves, dual-aspect rooms and superb storage provision, including a loft and a cellar space.

A generous entrance porch offers ample space for outerwear and opens into the ground-floor entrance hall, with period tiled flooring and two built-in store cupboards. Set to the front, on the ground floor, is the potential self-contained living space or master bedroom, with a large bay window, period cornice work and modern flooring. Leading off the front-facing room, is a kitchen, with a side aspect window and fitted units, including stone-effect worktops, a fridge/freezer, a washing machine and an integrated electric oven and hob. Set internally is a generous en-suite shower room.

On the first floor is an impressive, dual-aspect sitting room, featuring a bay window, with seafront views, a fireplace with a wood-burning stove, and period cornice work. Leading off the living room is a flexible single/guest bedroom or office. A double bedroom also enjoys seafront views, from a tall window, and features carpeted flooring and a pendant light fitting. On the east-facing corner of the upper floor is a second, dual-aspect public room, offering a family/dining space, with further superb views and a feature fireplace, with a wood-burning stove. Set to the rear of the room, a high-quality fitted kitchen includes a further range of appliances. Completing the accommodation, a spacious and stylish family bathroom is fitted with a contemporary three-piece suite and a separate shower cubicle.

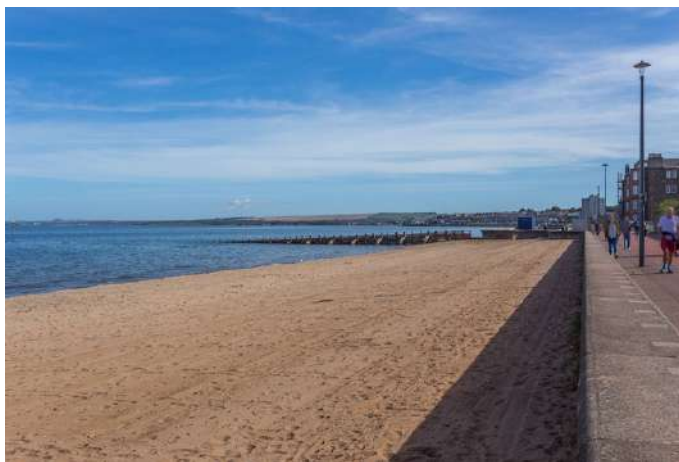


Area Description

Portobello lies on the eastern edge of Edinburgh and is renowned for its extensive sandy beach and seafront promenade. The area has a bustling high street, with a good range of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer, an Aldi, and a Morrisons superstore on Portobello Road; whilst The Jewel and Fort Kinnaird offer further large supermarkets and a range of major high-street names, restaurants and a multi-screen cinema.

Frequent bus services are available from the High Street, and the nearby Brunstane rail station offers further commuting options, whilst the A1 and the city bypass are also easily accessed. There are a number of parks and golf courses, with the extensive Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park also close by; whilst Portobello Leisure Centre offers swimming pools, a spa, Turkish baths, a gym, a fitness studio and a soft play.





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