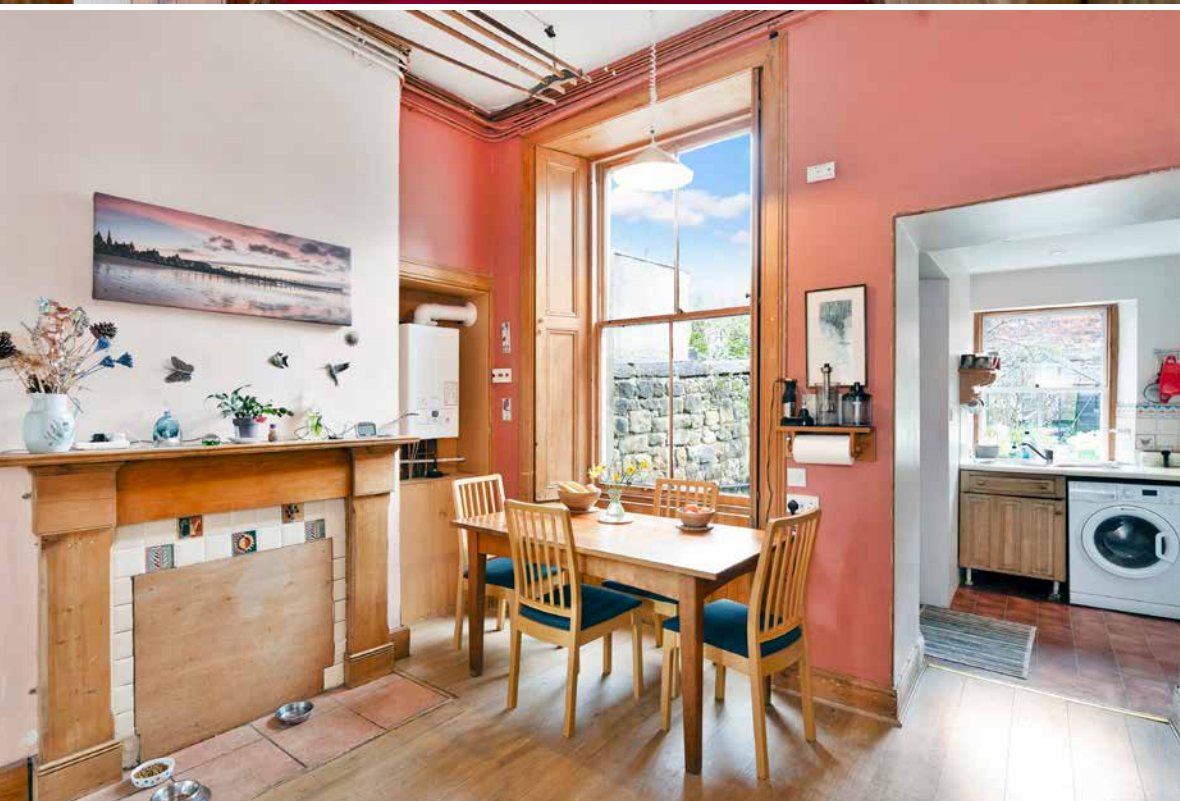




GIBSONKERR
Personal, Family Law & Property

5 St Mark's Place
Portobello, Edinburgh, EH15 2PY



Property Summary

Quietly positioned in the Portobello Conservation Area, just a short distance from the beach, this enchanting semi-detached Victorian home offers wonderfully versatile family accommodation with two reception rooms, 2 additional rooms on the ground floor, 5 bedrooms on the first floor, a bathroom, a separate WC, and private parking.

Rich in period character and impressive proportions, the property also enjoys a charming walled garden and an exceptionally convenient setting close to the A1 and city bypass, with a nearby cycle path and frequent bus links connecting to central Edinburgh less than four miles away.

A vestibule and airy entrance hall welcome you inside, where storage and a WC cloakroom add practicality. To the front, the elegant bay-windowed living room centres around a living-flame fire framed by a period-style fireplace. Original details include ornate cornicing and an open Edinburgh Press. The second reception room at the rear offers an ideal formal dining space with open access to the kitchen. It features an ornamental fireplace, a ceiling clothes pulley, and useful storage. Overlooking and opening onto the garden, the kitchen is fitted with classic wood-toned cabinetry, generous workspace, and freestanding appliances including a gas cooker, tall fridge freezer, and washing machine.

Features

- Generous semi-detached period home in the Portobello Conservation Area
- Entrance vestibule and hall with WC cloakroom
- Bay-fronted living room with ornate cornicing and a living-flame fire
- Formal dining room open to the kitchen
- Garden-facing kitchen with direct outdoor access
- Versatile study/office and a playroom on the ground floor
- Four double bedrooms and one single bedroom/study
- Bright bathroom with shower-over-bath
- Excellent built-in storage throughout
- Walled rear garden with greenhouse and shed
- Private driveway, large bicycle shed, and unrestricted street parking
- Gas central heating and front-facing double glazing
- EPC Rating - E



GIBSONKERR

Personal, Family Law & Property

**Four double bedrooms and one
single bedroom/study, plus
a versatile study/office and a
playroom on the ground floor**







Arranged over two floors, this property offers excellent flexibility for larger families, home working, or multigenerational living. There is a study/office and a versatile playroom on the ground floor. Upstairs on the first floor, there are 4 double bedrooms and a single bedroom, which is ideal as a study. A bright first-floor bathroom with a shower-over-bath completes the accommodation. Gas central heating, excellent built-in storage, and traditional sash windows, double glazed to the front and some with stripped wood shutters, further enhance the home.

Outside, the enclosed rear garden is an established outdoor space with a lawn, seating terrace, vegetable beds, mature planting, a greenhouse, and a shed. An attractive front garden, private driveway, and large bicycle shed complete the property.

Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale.

The Area

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.



Floorplan

property@gibsonkerr.co.uk

Edinburgh
Family Law, Personal Law & Property Law

6 Randolph Crescent
Edinburgh
EH3 7TH

0131 202 7516

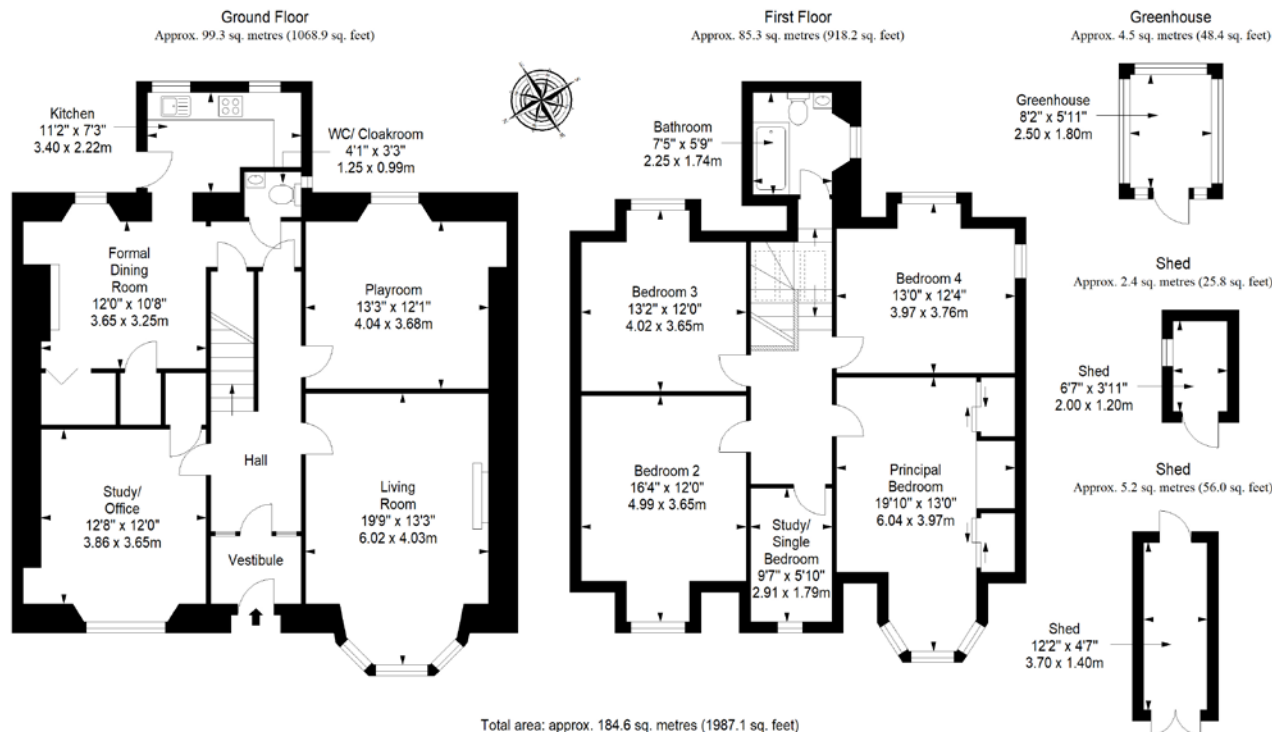
edinburgh@gibsonkerr.co.uk

Glasgow
Personal Law & Family Law

1 West Regent Street
Glasgow
G2 1RW

0141 404 0436

glasgow@gibsonkerr.co.uk



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.