



**11 BAILEYFIELD ROAD,
PORTOBELLO, EH15**

STEWART WATT & CO.
RESIDENTIAL PROPERTY



A charming traditional two-bedroom terraced cottage set on Baileyfield Road in the vibrant costal suburb of Portobello, three miles east of Edinburgh's city centre.

VIEWING BY APPOINTMENT ONLY
CALL: 0131 659 9612

FIXED PRICE £290,000

- Two-bedroom terraced cottage
- Living room
- Modern kitchen with access to the back garden
- Two double bedrooms (the second currently used as a dining room)
- Bathroom
- Private front and back gardens
- Double glazing





The cottage is stone clad to the front, with an attractive bay window and a pitched slate roof; the flat roof, to the rear has recently been refurbished. It has well cared for enclosed front and back gardens. The front door opens into the vestibule that has a tiled floor and leads through to the hall. The living room overlooks the back garden and the kitchen, with a door into the back garden, adjoins it.

The principal bedroom is to the front of the house and the second bedroom that is currently used as a dining room is to the rear. A bathroom completes the accommodation.

The cottage is double glazed.

Living room

The east facing living room is consequently bright and overlooks the back garden. It is a comfortable room, large enough to have defined sitting and dining areas and has a fireplace, picture rail and cornice.

Kitchen

The kitchen adjoins the living room and features white cabinets with wood trim, countertops with tiled splash backs and slot-in appliances. There is a door leading to the weather protected patio and back garden.

Two bedrooms

There are two well-proportioned double bedrooms. The larger sits to the front of the cottage and has a feature bay window. The second bedroom is currently used as a dining room. Each bedroom has ample space for all required freestanding furniture.

Bathroom

The partially tiled bathroom has a three-piece suite.

External

To the front, the garden has a low boundary wall, surmounted by a wrought iron fence in keeping with the style and age of the cottage; inside the wall there is a box hedge and a mixture of planted and potted shrubs and plants. The back garden has a flagged patio that benefits from weather protection; the largest part of the garden is lawned.

The property is sold as seen, with no additional warranties or guarantees provided. The mirror wardrobes in the master bedroom will be included, along with the white goods.

Location

Baileyfield Road is situated in vibrant Portobello, a charming Victorian coastal suburb of Edinburgh, three miles east of the city centre. Recently, Portobello was voted the best neighbourhood in the UK at the Urbanism Awards, as well as being considered by a Sunday Times panel to be one of the top eight places to live in Scotland.

Portobello High Street, fashionable and thriving, offers a seamless blend of old established family shops and new speciality and essential retailers and supermarkets, including a large Aldi and a Sainsbury's Local, as well as doctors' surgeries, a bank, Post Office and library. Slightly further afield Fort Kinnaird offers a wide choice of retail outlets, including an M&S, Boots and a wide choice of fashion stores, a number of places to eat and a cinema complex.

Schooling from nursery to high school is well represented: Towerbank Primary, St John's RC Primary, Holy Rood RC High School and Portobello High School that has completed the build of an all-new modern campus within the last few years. Edinburgh College and Queen Margaret University are also well placed for Portobello.

Portobello is famous for its marvellous sandy beach and Promenade, with its coffee shops, eateries, ice cream parlours and bars. Many recreational facilities are available in the vicinity of the Beach and Promenade including sailing and kayaking clubs, indoor bowls, children's indoor and outdoor play facilities and the Portobello Swim Centre's much loved and restored Victorian baths, gym and fitness studio and Edinburgh's only authentic and publicly available Turkish Baths.

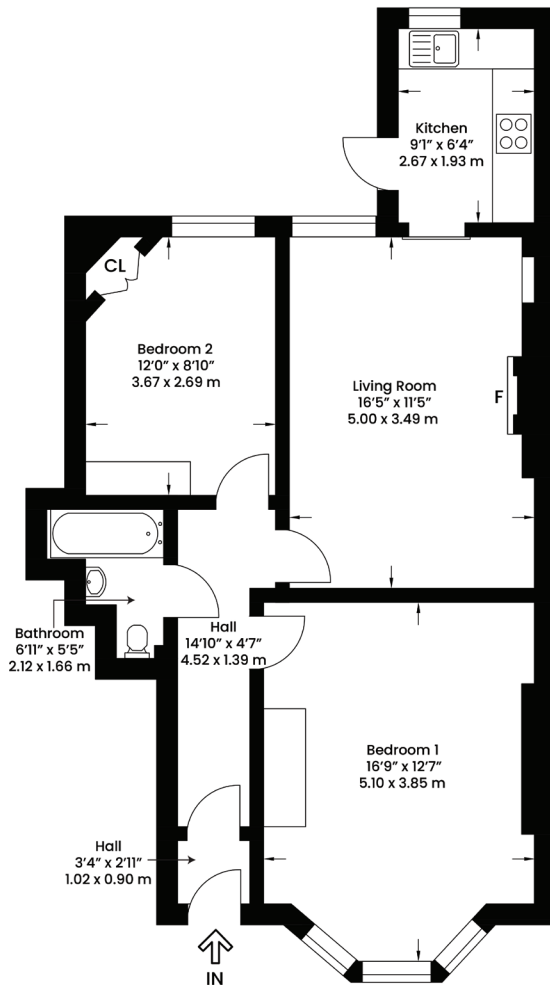
Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane and its proximity to the A1 and the City Bypass are ideal.

Tenure: Freehold

Council Tax: Band C

EPC: Band G

This property is Sold as Seen



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927)
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All measurements are approximate and are generally taken from the widest point.