

COULTERS[©]

6 REGENT STREET LANE

PORTOBELLO, EDINBURGH, EH15 2AL

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Blink and you may miss the entrance to 6 Regent Street Lane, a breath-taking, deceptively spacious mews house and garden just a stone's throw from Portobello beach. Careful, well thought out attention to detail has been considered throughout every element of the home, maximising space and light, whilst creating clean, contemporary lines.

Formerly the property was once home to the famous donkeys of Portobello beach, but was re-built in 2018, completely transformed by it's architect owners with impressively high quality fixtures, fittings and seamlessly joining the indoors and outdoors effortlessly. This really is a unique, flawlessly finished and truly desirable home.

KEY FEATURES



Exceptional Mews house, effortlessly joining the inside and out.



Two light filled double bedrooms.



Private garden, fully stocked with a beautiful mix of varied, established planting.



Private parking space with car charging point.



Located in the ever-popular area of Portobello, just a stone's throw from the beach.



An array of local amenities nearby.



EPC Rating - B

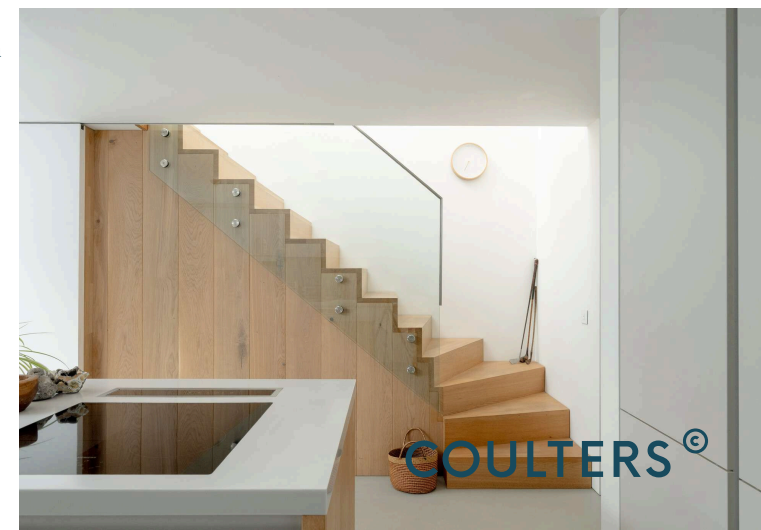


Council Tax Band - D



The front door opens on to the entrance area and in turn leads through to the sleek kitchen / dining area, which is flooded with natural light. Beautiful handle-less cabinetry incorporates Siemens appliances comprising two ovens, warming drawer, dishwasher, fridge/freezer and Quooker tap. A sophisticated, perfectly positioned island/breakfast bar incorporates a Siemens induction hob and inbuilt under-counter extractor. A large glass extension can be used as an extended dining area, or as the current owners do, use it as a space to relax, enjoying a charming outlook over the south facing private garden in all seasons. Underfoot, there is underfloor heating below epoxy finished concrete floors, controlled by a Tado system, whilst the individual, intelligent lighting is controlled by a Lightwave system.

A sliding door glides open to the elegant Nordic-style living room which has windows on both sides, with ample space for a comfortable living area and dining area. Of particular note, the large south facing windows are positioned and open in line with the garden level, effortlessly joining the outdoor and indoor areas. Also situated at ground level is a WC / storage area (designed for a future shower), with solid oak coat hooks.





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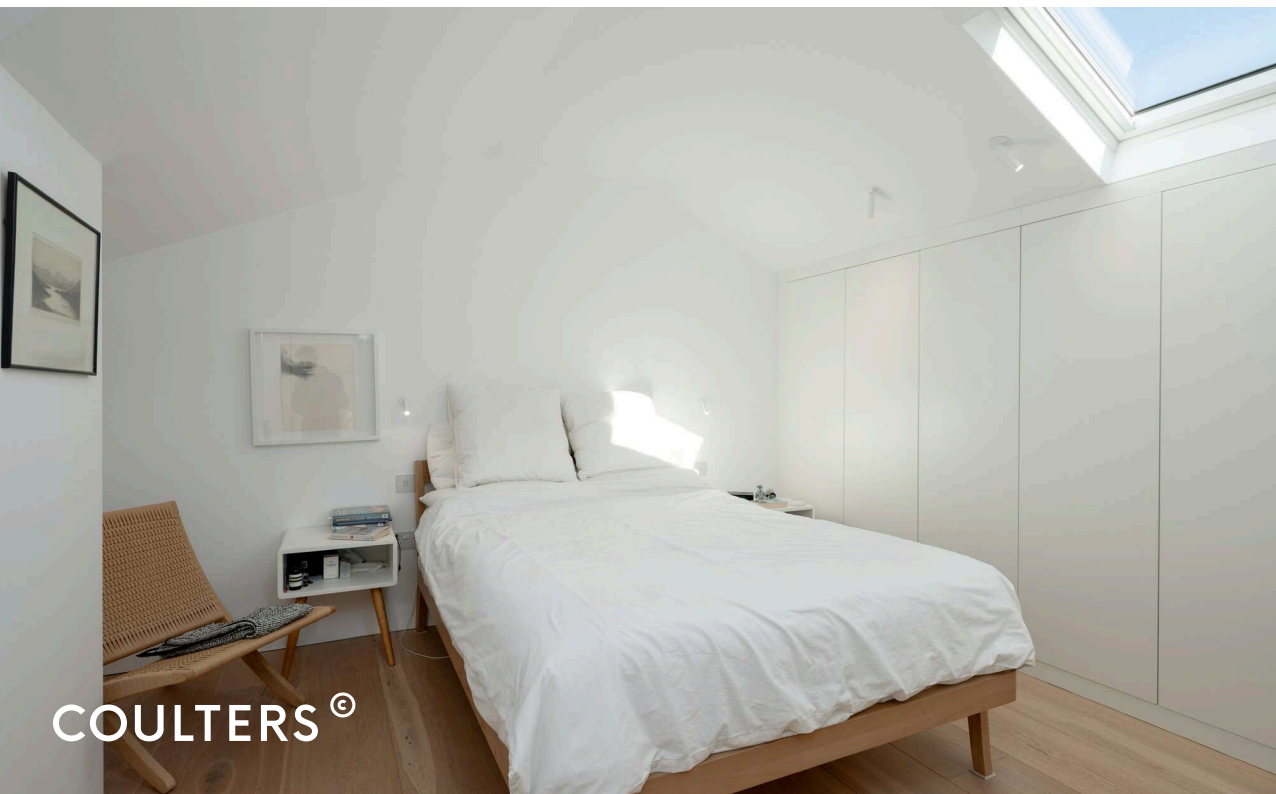
A solid oak staircase leads to the upper floor, which is flooded by yet more light from every available angle. Thoughtfully positioned windows and remote controlled roof lights combine to great effect, with further thoughtful lighting options as day turns into night.

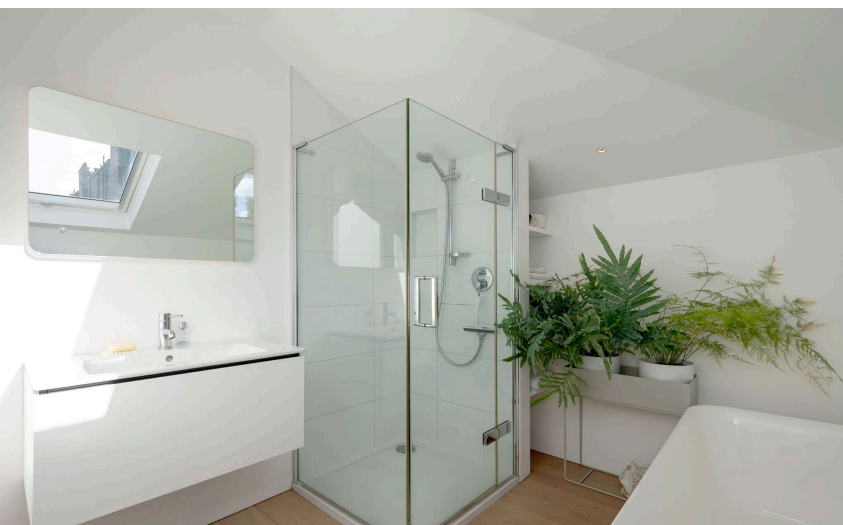
There are two engaging, bright double bedrooms, of which the main bedroom benefits from Sharpes fitted wardrobes. A practical utility cupboard is also located on the first floor, also housing the boiler and heating systems. The gorgeous contemporary Hans Grohe bathroom completes the internal accommodation with a Clearwater bath, separate shower enclosure, WC and wash hand basin. The heated towel rail here (and in the WC downstairs) is on it's own heating system and can be timed to give a burst of warmth as desired.

The attention to detail is astounding; from optical fibre cabling, to solid core doors, to seamless surrounds, skirting-less joins, to precision measured solid oak panelling, stair and flooring, through to USB plug sockets - all perfect for modern living.

Externally, the enclosed private garden is south facing and elevated to further maximise the space and light. A wonderful range of established, striking plants and flowers combine with tomato plants, raspberries and rhubarb to name but a few. A patio area offers a vista over the garden and it is from here that the handsome exterior stone walls can be fully appreciated .

Regent Street Lane is privately owned by the residents and there is a private parking space (with electrical point for car charging) to the front of the building. Additional unrestricted parking is also available on the surrounding streets.









THE LOCAL AREA

The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a long sandy beach, outstanding independent shops and cafés, and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafés, restaurants, and independent retailers.

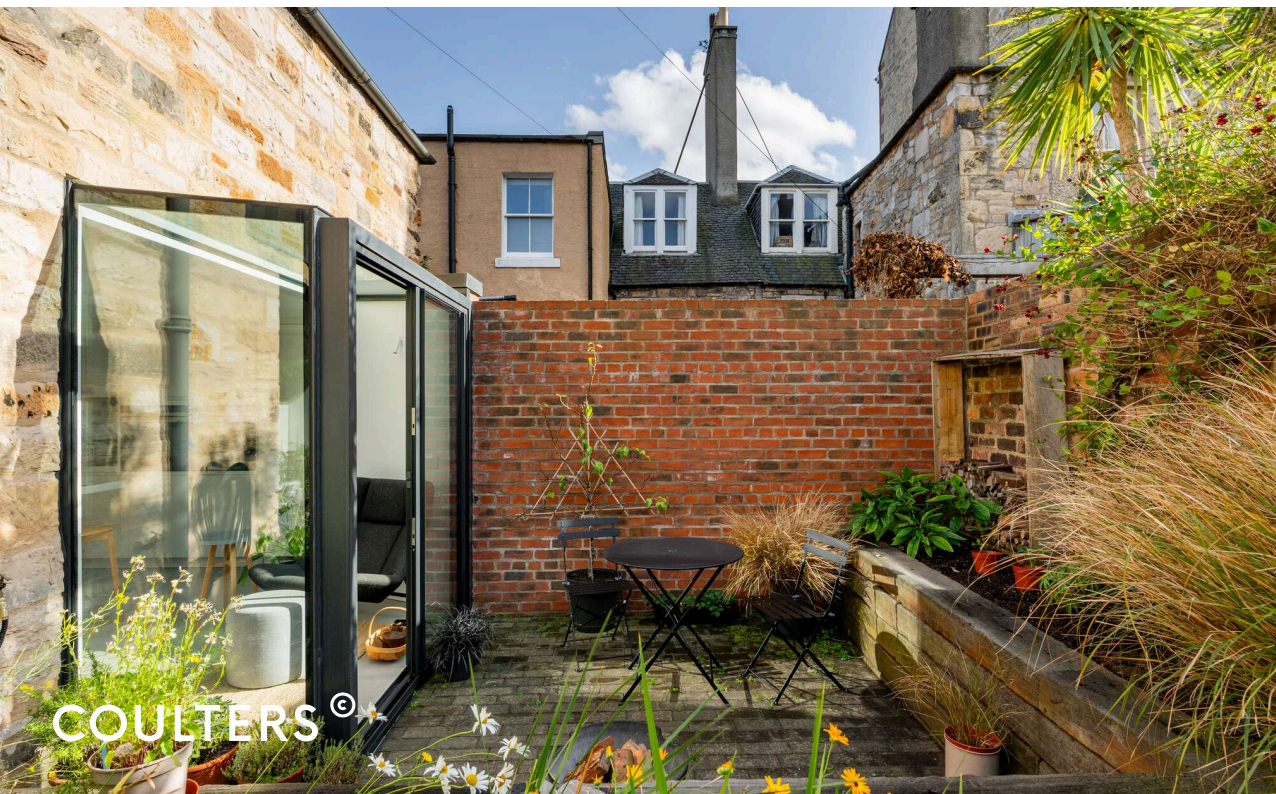
For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away.

Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

EXTRAS

All curtains, blinds, shutters, light fittings, fitted flooring & integrated appliances are included in the sale price.

Please note the wall mounted bike racks will be removed, and the light fitting in the hall stair replaced with a standard pendant light.

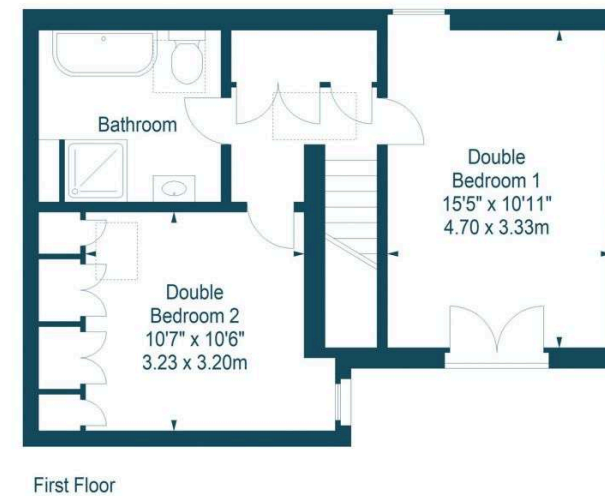
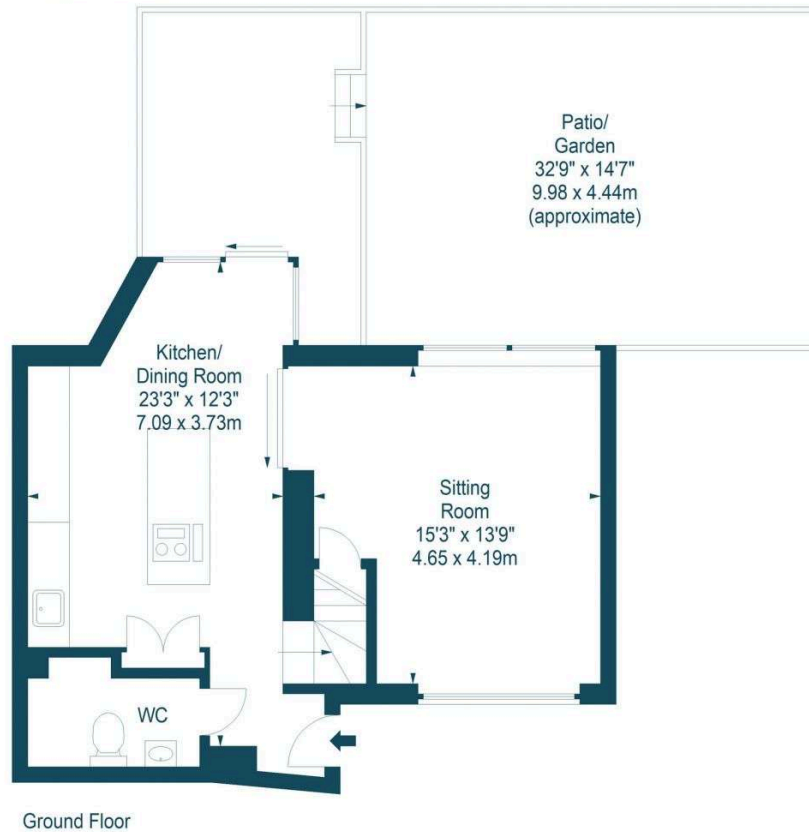


HOME REPORT VALUATION: £560,000

Regent Street Lane,
Edinburgh,
Midlothian, EH15 2AL



Approx. Gross Internal Area
1000 Sq Ft - 92.90 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.