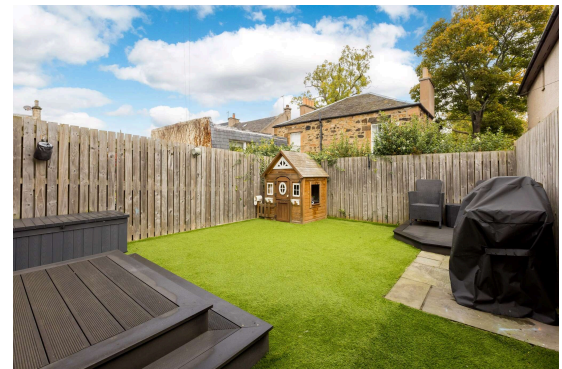




3c St Marks Lane
Edinburgh, EH15 2PX

A

"3c St. Mark's Lane is an impressive three-bedroom end-terraced family home situated on a quiet private lane"

- VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN DINER
- UTILITY/GYM
- W.C.
- LIVING ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN









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 with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

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

The energy efficiency rating for this property is band C

DESCRIPTION

Situated on a quiet private lane, 3c St. Mark's Lane is an impressive three-bedroom end-terraced townhouse, offering well-presented accommodation extending to approximately 138 sq. m. over three floors. Extended and significantly upgraded by the current owner, the property offers contemporary interiors and a flexible layout, with the added benefit of two separate sitting rooms. An attractive entrance vestibule leads into a welcoming hallway. The ground floor features a bespoke German Schüller kitchen by Riddle & Coghill Interiors, fitted with integrated appliances, a tall pull-out pantry, tiled splashback, Quooker boiling water tap and wine fridge. The adjoining dining area leads through to the rear sitting room, where underfloor heating, a skylight and stylish Crittall-style doors opening onto the enclosed rear garden create a bright and inviting living space. A contemporary WC and access to the integral garage, currently used as a home gym, complete this floor. The garage also incorporates a useful utility area with a waste disposal unit. On the first floor, the south-facing sitting room is a particular feature, with double windows allowing plenty of natural light and a bespoke media wall. Also on this level is a generous double bedroom overlooking the rear, with an en-suite bathroom that can also be accessed from the hallway.

The upper floor provides two further double bedrooms, with Bedroom 2 benefiting from bespoke fitted wardrobes, together with a separate shower room.

Outside, the enclosed rear garden provides a low-maintenance space for outdoor dining and relaxation. With its generous proportions, quality upgrades and adaptable living space, this is a well-considered family home in a peaceful residential setting.

Early viewing is highly recommended.





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



St. Mark's Lane,
Edinburgh,
Midlothian, EH15 2PX



Approx. Gross Internal Area
1479 Sq Ft - 137.40 Sq M
For identification only. Not to scale.
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