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11 Walford Drive, Edinburgh, EH15 1AB

Light & Well Presented, Modern, Two Bedroom, Upper Duplex Villa

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Property Description

Light and well-presented, two-bedroom, upper duplex, colony-style villa, set in a modern, factored residential development. Positioned in a quiet location, with ample residential parking and shared green spaces, in the popular seaside Portobello area, east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, utility room, two double bedrooms, a bathroom and a ground-floor WC.

Highlights include Juliet balconies, a stylish fully integrated kitchen, modern bathroom suites, and high-quality Karndean flooring for the ground floor and bathroom.

Further features include double glazing, gas central heating, a maintained shared garden, landscaped grounds, unrestricted residential parking, and a view of Arthur's Seat.

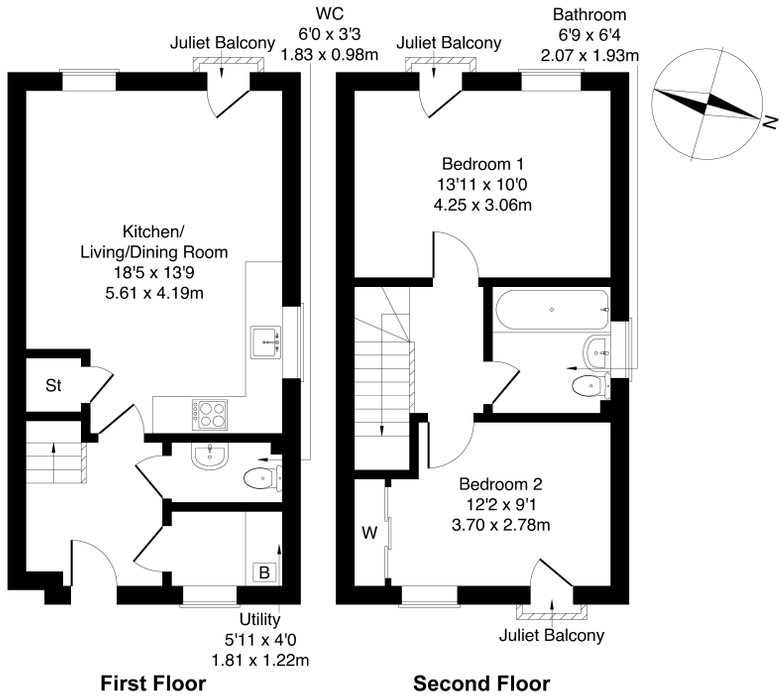
A welcoming entrance hall provides access throughout the lower floor and features a carpeted staircase leading to the upper landing, together with ample space for storing coats and outdoor wear. The impressive dual-aspect, open-plan living space offers a bright and spacious setting, featuring a built-in storage cupboard, three pendant light fittings and patio doors opening onto a Juliet balcony. Positioned to the rear of the room, the kitchen is fitted with stylish white units, contemporary wood-effect worktops and matching upstands. Further features include a sink with drainer and a range of integrated appliances, comprising a dishwasher, fridge/freezer, oven, gas hob and extractor canopy. Accessed from the entrance hall, the utility room benefits from a front-facing window, fitted worktops and storage units. A generous, internally positioned WC is also accessed from the hall and comprises a two-piece suite.

On the upper floor, there are two well-proportioned double bedrooms, positioned to opposite aspects. Both bedrooms feature carpeted flooring, pendant light fittings and Juliet balconies. Bedroom one further enjoys views towards Arthur's Seat, while bedroom two benefits from a built-in mirrored wardrobe. Completing the accommodation, the family-sized bathroom features a side-aspect window and a three-piece suite, including a mains-powered shower over the bath, tiled splashbacks and Karndean flooring.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Portobello lies on the eastern edge of Edinburgh and is well known for its wide sandy beach and scenic seafront promenade. The area features a vibrant high street with a variety of independent retailers, including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, along with an Aldi and a Morrisons on Portobello Road. Additional retail options are available at The Jewel and Fort Kinnaird, which provide major supermarkets, high-street stores, restaurants and a multi-screen cinema.

Excellent transport links include frequent bus services from the High Street and rail connections from nearby Brunstane Station. The A1 and the city bypass are also easily accessible. There are several nearby parks and golf courses, along with expansive green spaces at Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park. Portobello Leisure Centre offers a wide range of facilities including swimming pools, a spa, Turkish baths, a gym, a fitness studio and soft play.

























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