







5/2 Lee Crescent

Edinburgh, EH15 1LW

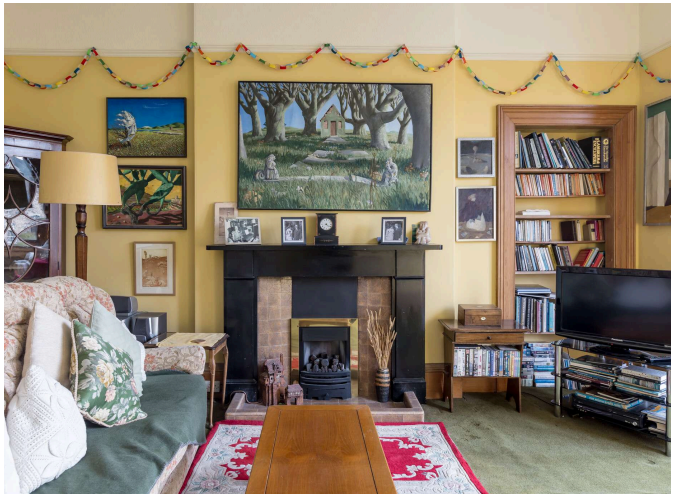
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"5/2 Lee Crescent is a charming four bedroom apartment set within a beautiful street"

- VESTIBULE
- HALLWAY
- SITTING ROOM
- DINING ROOM
- BOX ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- SASH AND CASE WINDOWS
- PRIVATE REAR GARDEN
- ON STREET PARKING





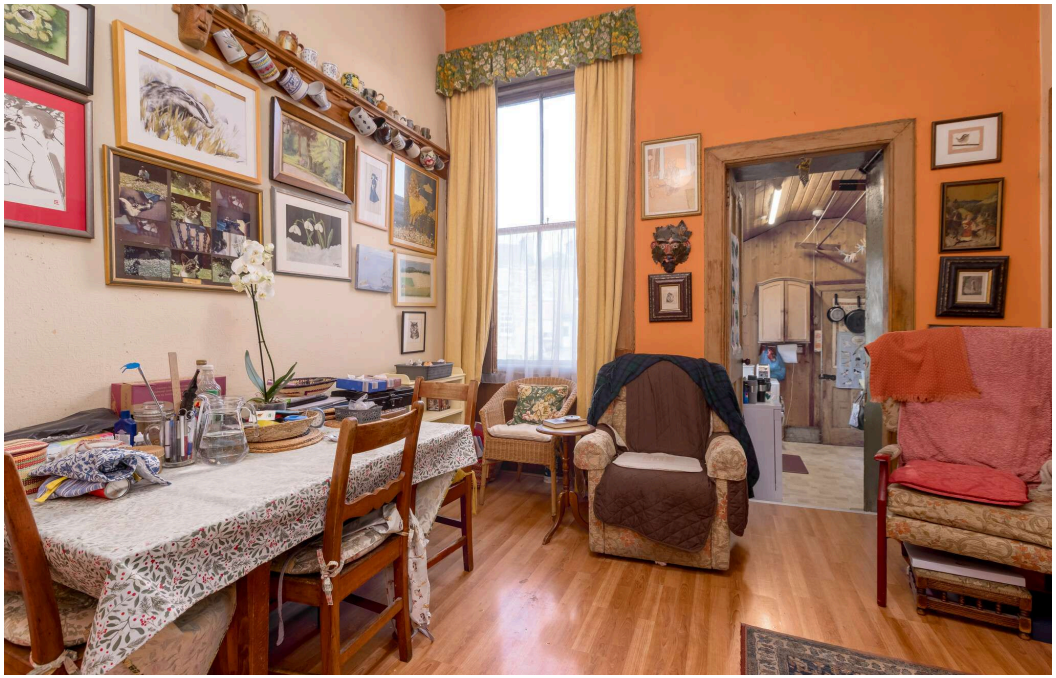





Flash
SPRAY WIPE & SHINE


Miele






GUERNSEY
NOVEMBER





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.

DESCRIPTION

5/2 Lee Crescent is a charming four bedroom apartment set within a beautiful street and offers a perfect blend of traditional character and convenience nestled in the heart of Portobello.

Accommodation which is in need of some modernisation comprises: shared vestibule; hallway with cupboard off; spacious and light-filled sitting room with elegant period features and a warm, welcoming atmosphere with feature fireplace; good sized dining room with feature fireplace and boxroom off; kitchen with large storage larder; four double bedrooms all generously sized, offering comfortable retreats with plenty of natural light and feature fireplaces and a shower room.

Further benefits include gas central heating, sash and case windows, private rear garden with a well-maintained lawn and unrestricted on street parking

EPC RATING

The energy efficiency rating for this property is band C







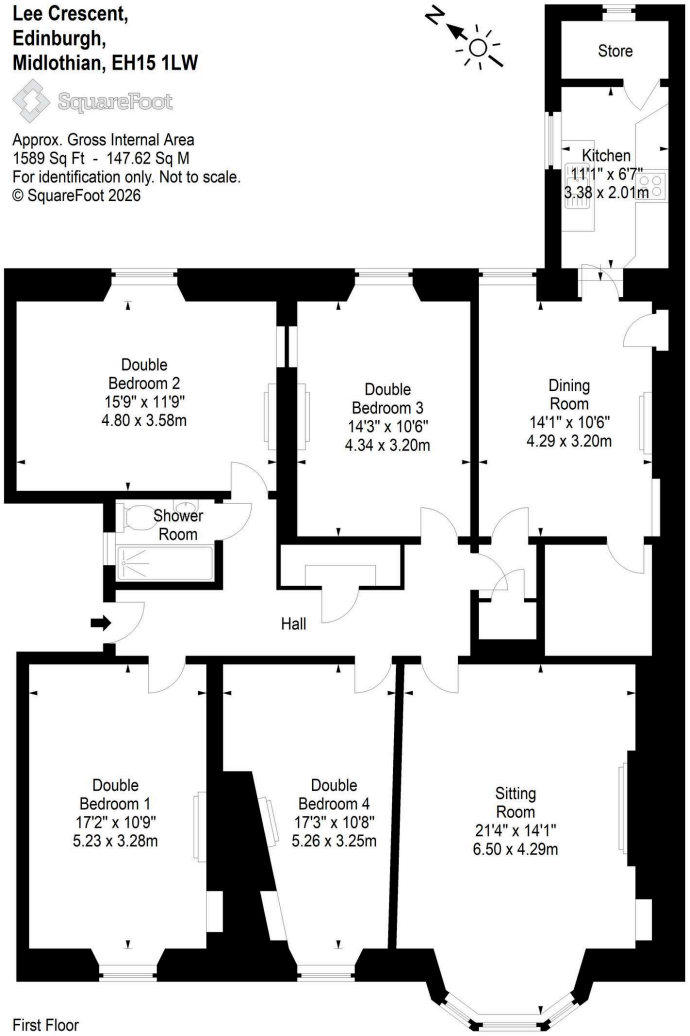



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