



2 Cullet Walk, Portobello, Edinburgh, EH15 1AD

Beautifully-Presented & Spacious, Three Bedroom Townhouse

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Property Description

Beautifully-presented and spacious, flexible three-bedroom, three-storey, mid-terrace townhouse, with private gardens and residential parking. The property is located in a modern residential development positioned in the heart of vibrant Portobello, east of Edinburgh city centre.

Comprises: entrance hall, family/dining room, kitchen, living room, master bedroom with en-suite shower room, two further double bedrooms, a family bathroom, a first floor WC, and a ground floor WC.

Externally, there is a small garden area to the front, whilst an enclosed rear garden includes a lawn, paved patio areas, plus a rear gate leading to the residents' car park. This modern development also provides additional visitor parking, well-maintained grounds, and is within easy reach of Portobello Beach and superb transport links.

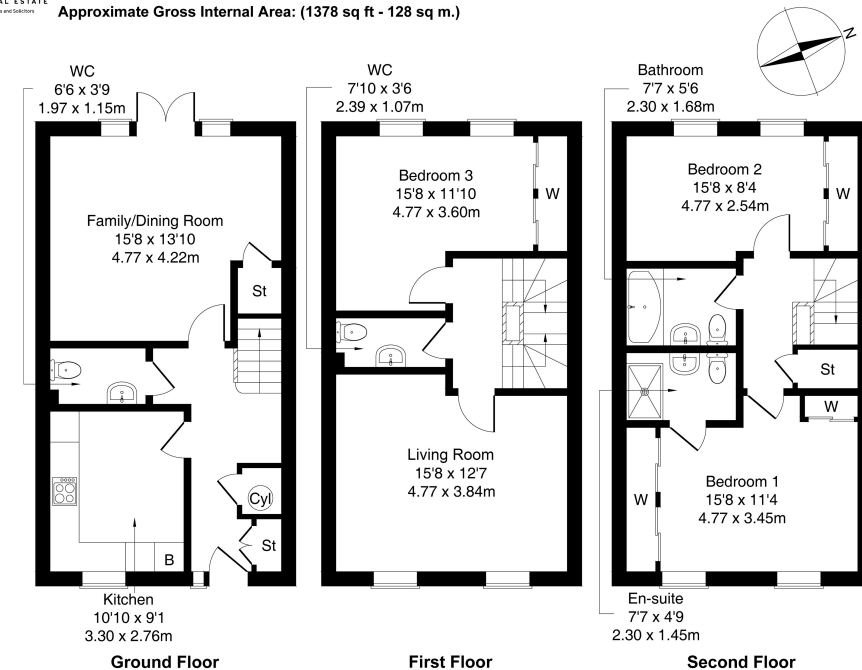
A bright entrance hall gives access throughout the ground floor and to the carpeted stairway and features two built-in store cupboards and access to a ground floor WC with a two-piece suite. The flexible family/dining room features plenty of natural light from the French patio doors opening out to the rear garden, and also gives access to the under-stairs cupboard.

Set towards the front, the modern kitchen includes fitted units, wood-effect worktops with a matching upstand, a sink with drainer, a tiled surround, an integrated oven, and a gas hob and canopy with a stainless steel backsplash. A freestanding dishwasher, washing machine, and fridge/freezer are available by negotiation.

On the first floor, a further WC is set internally off the hall, with a bright and spacious double bedroom overlooking the rear garden. A bright living room, with skyline views to the coast, offers two windows, wood-effect flooring, two pendant light fittings, and could be flexibly used as a fourth generous bedroom.

Upstairs on the second floor, two well-proportioned bedrooms are set to either aspect, with the front-facing master bedroom including wood-effect flooring, a built-in mirrored wardrobe, a wall-mount TV point, and a generous en-suite shower room fitted with a two-piece suite, an integrated cubicle with a mains mixer shower, and shaver points. The family bathroom is set internally off the second-floor hall, and is fitted with a three-piece suite including a shower over the bath, and tiled splash walls.

omov⁸ REAL ESTATE **2 Cullet Walk, Portobello, Edinburgh EH15 1AD**
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Approximate Gross Internal Area: (1378 sq ft - 128 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 renowned for its extensive sandy beach and seafront promenade. The area has a bustling high street, with a good range of local shops, bars, restaurants, and banks, whilst The Jewel and Fort Kinnaird offer large supermarkets and a range of major high-street names, restaurants and a multi-screen cinema. Frequent bus services are available

from the High Street, nearby Brunstane rail station offers further commuting options, whilst the A1 and the city bypass are also easily accessed. There are a number of parks, golf courses, and sport facilities in the local area, as well as the Portobello Leisure centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play.





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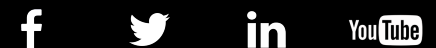
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