

18 ARGYLE CRESCENT

Portobello, Edinburgh, EH15 2QG



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Welcome to an impressive five-bedroom (plus study) semi-detached house, which offers a wealth of accommodation and a much sought-after coastal lifestyle in the Portobello conservation area.



WELCOME TO
18 ARGYLE CRESCENT

PROPERTY NAME
18 Argyle Crescent
LOCATION
Edinburgh, EH15 2QG

APPROXIMATE TOTAL AREA:
258.4 sq. metres (2781.5 sq. feet)

Lower Ground Floor- Ground Floor- First Floor Second Floor -

The floorplan is for illustrative purposes. All sizes are approximate.



AN IMPRESSIVE

*SEMI-DETACHED HOUSE WITH FIVE DOUBLE
BEDROOMS AND A STUDY*



Steeped in period elegance yet enhanced by modern sensibilities, this traditional semi-detached house offers large, light-filled rooms that are spread over three distinguished floors. The southwest-facing property has been meticulously upgraded by its current owners, resulting in a beautifully decorated residence that balances classic appeal with high-end finishings. Original period details add to the home's sophistication, whilst high ceilings ensure an airy ambience throughout. It promises an outstanding living experience, boasting an expansive kitchen/dining room, five double bedrooms, a study/dressing room, and three bathrooms. It also has a cellar, landscaped gardens, and inspiring sea views from the upper floors. Nestled in the Portobello conservation area, the home is roughly 20 minutes from Edinburgh city centre and just a five minutes' walk from the town's long golden beach – the perfect location for families.

GENERAL FEATURES

- An impressive traditional semi-detached house
- Located in the Portobello conservation area
- Just five minutes' walk from a golden beach
- Beautiful interiors with original period features
- EPC Rating - D

ACCOMMODATION FEATURES

- Traditional vestibule and reception hall with storage
- Large living room with feature fire and bay window
- Expansive, well-appointed kitchen/dining room
- Separate utility room with rear garden access
- First and second floor landings lit by a rooflight
- Five bright and spacious double bedrooms
- Versatile study/dressing room
- Three-piece shower room on the ground floor
- Three-piece bathroom on the first floor
- Four-piece bathroom on the second floor
- Large cellar for storage and creative use
- Predominantly double glazed
- Gas central heating system

EXTERNAL FEATURES

- Well-kept front and fully-enclosed rear gardens
- Unrestricted on-street parking



VESTIBULE & RECEPTION HALL WITH STORAGE

TRADITIONAL

With its attractive façade and charming front garden, this home makes a strong first impression. Stepping inside continues the allure as you are greeted by a vestibule flowing into a reception hall. The hall is enhanced by built-in storage and characterful period details, including a traditional staircase with an ornate balustrade rising to the upper floors.

THE LIVING ROOM

The living room is designed to impress with its large footprint fronted by a southwest-facing bay window for a cascade of natural light. Neutral décor enhances the space, along with a tasteful accent wall and the warm glow of wooden floorboards (found throughout most of the ground floor). It is an elegant look, complemented by intricate cornice work and a ceiling rose that highlight the lofty proportions.





DESIGNED

TO IMPRESS

A picture rail adds further texture, while a handsome feature fireplace (set beside a press cupboard) serves as an eye-catching focal point to this inviting room.



EXPANSIVE

*SPACE FOR LIVELY
DINNER PARTIES*



Spanning the entire width of the property, the kitchen/dining room invites family and friends to come together for lively dinner parties. It is generously appointed with cream-coloured cabinets and downlit wooden worksurfaces, which are framed by attractive splashback tiles. Press cupboards provide additional storage, whilst a feature fireplace brings period charm. A range cooker with gas hob and electric ovens is included, with space for further freestanding appliances. Next door, a modern utility room has an integrated freezer, an undercounter dishwasher, and space for a washer and dryer.







FIRST AND SECOND FLOOR LANDINGS LIT BY A ROOFLIGHT



BEDROOMS

FIVE DOUBLE BEDROOMS AND A VERSATILE STUDY

The five double bedrooms are spread across the first and second floors, which are bathed in sunshine from a pyramidal rooflight. Each room maintains the high standards and all are softly carpeted, except the large principal bedroom which has wooden floorboards complementing its aesthetic. There is a versatile study/dressing room and two additional bedrooms on the first floor, which have press cupboards and accent walls designed for children. The second-floor bedrooms both have neutral styling and multi-aspect windows, one with French doors opening to a Juliet balcony that frames enchanting sea views, both with striking feature fireplaces.

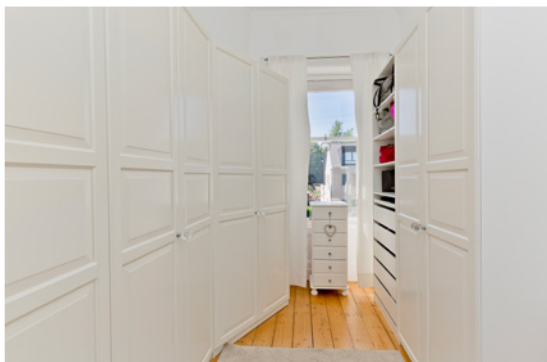


THE PRINCIPAL BEDROOM

SPACIOUS



The principal bedroom (on the first floor) also features a bay window and a press cupboard. It is further enhanced by a classic accent wall and original details (including a feature fireplace), adding to its period grandeur.





A BATHROOM ON EVERY FLOOR

Ensuring practicality, there are wash facilities on each floor. There is a modern three-piece shower room at ground level and a three-piece bathroom (with an overhead shower) on the first floor. On the second floor is a luxurious four-piece bathroom, fitted with a double-ended bath and a separate shower cubicle.

The property has gas central heating and double-glazed windows (including heritage-style sash windows), except in the utility room, downstairs shower room, and first-floor bathroom which are single glazed. It also has a generous cellar for storage and creative use.

GARDEN & PARKING

*PERFECT FOR
FAMILIES*

In addition to the welcoming front garden, the home has a long rear garden that is enclosed by a high fence for privacy. Well suited to family life, this garden has a generous stretch of lawn and a neat patio for relaxing and dining in the sun. Also, parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, a range cooker, integrated freezer, and a dishwasher to be included in the sale.





Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping

experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.



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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheara@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeara@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewea@thorntons-law.co.uk

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All sizes are approximate.