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## 2 Baileyfield Road, Portobello, Edinburgh, EH15 1DL

Tastefully Presented & Spacious, Three Bedroom, End-Terrace Bungalow

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# Property Description

Tastefully presented and spacious, three-bedroom, end-terrace bungalow, with front and rear gardens. Conveniently located on a quiet side street, close to the centre of Portobello, east of Edinburgh city centre.

Comprises a vestibule, hallway, living room, kitchen, three flexible bedrooms, a WC and a family bathroom.

Highlights include a fitted kitchen with appliances, a modern bathroom suite, and an impressive public room with a bay window and wood-burning stove. In addition, there is gas central heating, double glazing, contemporary flooring, and multiple skylight windows.

Externally, there is a low-maintenance front garden; and a large enclosed rear garden with a lawn, patio and a store shed.

A welcoming vestibule entrance has period mosaic tiled flooring and opens to the hallway, featuring contemporary flooring and three built-in storage cupboards. The front-facing living/dining room features a bay window, wood-effect flooring, a shelved press, a solid fuel burning stove and period cornice work.

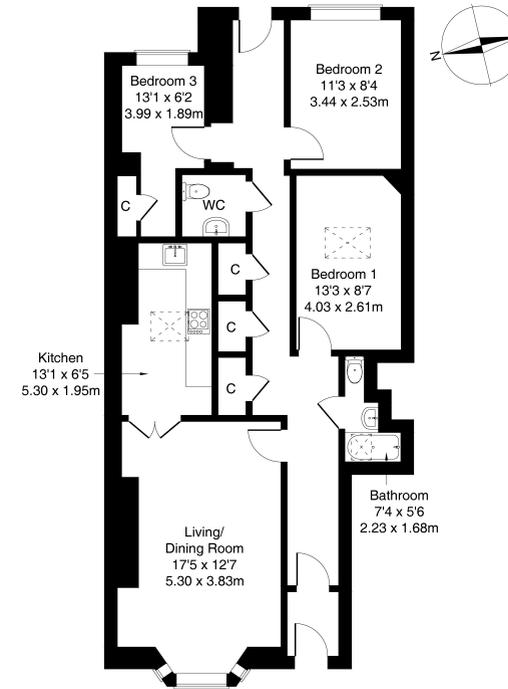
Set off the living room, the kitchen is fitted with modern units, stone effect worktops, a stainless-steel sink with drainer, a washing machine, a fridge/freezer; and an integrated oven, gas hob with an extractor hood above.

A double bedroom is set off the hall with a skylight window and ample space for freestanding storage. Two further flexible bedrooms are set to the rear with carpeted flooring and pendant light fittings. Completing the accommodation, set internally, is a WC with a piece suite, whilst a family bathroom is also set internally with a skylight window and a shower over the bath.

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Approximate Gross Internal Area: (915 sq ft - 85 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 independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer, an Aldi, and a Morrisons superstore on Portobello Road; whilst The Jewel and Fort Kinnaird offer further 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, and the 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 and golf courses, with the extensive Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park also close by; whilst Portobello Leisure Centre offers swimming pools, a spa, Turkish baths, a gym, a fitness studio and a soft play.





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