



20 Hillcoat Loan, Edinburgh, EH15 1UA

Beautifully Presented, One-Bedroom, Southerly Facing, Ground-Floor Main Door Villa

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Property Description

Beautifully presented, one-bedroom, southerly facing, ground-floor main door villa, with a private garden. Located close to the beachfront and promenade, in a leafy development 'off-street' cul-de-sac, in Portobello, east of Edinburgh city centre.

Comprises an entrance hall, living/dining room and kitchen, a double bedroom, and a shower room.

Presented to the market in light neutral decor throughout, with a stylish integrated kitchen, modern bathroom, and contemporary carpeted flooring. Ready to move in, this property features good storage, including a separate utility cupboard, electric central heating, and double glazing.

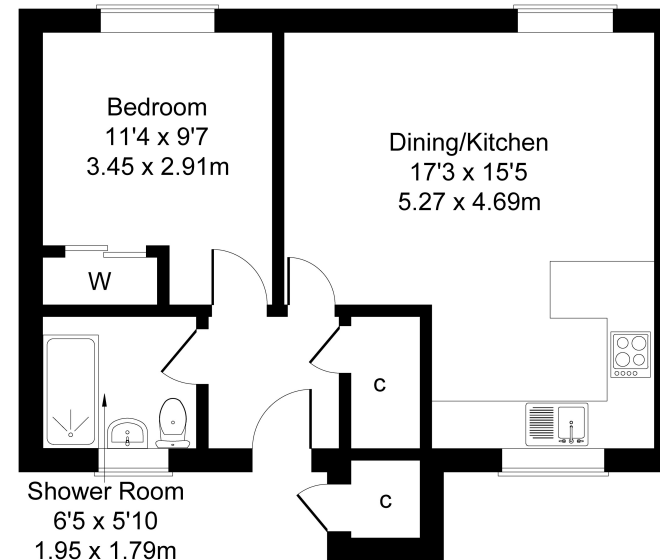
There is a private garden area to the front, with extensively maintained shared garden grounds and private residential parking throughout the development.

The welcoming entrance hall provides access to all rooms throughout the property, setting the tone for this well-presented home. The bright and spacious living area features soft carpeted flooring, a central light fitting, a wall-mounted TV point, and ample space for both lounge and dining furniture. A large window allows natural light to fill the room, creating a warm and comfortable setting for everyday living and relaxation. The modern fitted kitchen is both stylish and practical, offering wood-effect flooring, marble-effect worktops, a stainless steel sink with drainer, and a tiled splashback surround. Integrated appliances include a fridge/freezer, washing machine, oven, and induction hob with a canopy extractor above.

The generously sized bedroom provides a peaceful retreat, complete with carpeted flooring, a central light fitting, a wall-mounted TV point, and a built-in wardrobe, offering excellent storage while maximising space. Completing the property, the contemporary shower room comprises a three-piece suite with wood-effect flooring, a marble-effect splashback surround, spotlighting, and a ladder-style heated towel rail, providing a sleek and functional finish.



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Approximate Gross Internal Area: (452 sq ft - 42 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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