



Thorntons 
The right way to move

40b Baileyfield Road

Portobello, Edinburgh,
EH15 1NA



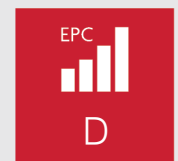
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3



2



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Summary

Situated in desirable Portobello, this mid-terraced house offers three bedrooms, a generous living room, a large dining kitchen, and two bathrooms, plus a separate WC, all well-presented with attractive, contemporary interiors and neutral décor throughout. The home is enviably situated right next to picturesque Figgate Park and within easy reach of the amenities that Portobello has to offer, including the promenade and beach. The very heart of the city is also just over three miles away.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Mid-terraced house in Portobello
- Attractive, contemporary interiors and neutral décor
- Entrance hall with storage and WC
- Generous living room
- Large, well-appointed dining kitchen with utility room
- Principal bedroom with en-suite shower room
- Two further bedrooms (one with a fitted cabin bed)
- Family bathroom with shower-over-bath
- Low-maintenance private garden
- Unrestricted on-street parking
- Gas central heating and double glazing



"This three-bedroom mid-terraced house is presented in a true move-in condition, with attractive, modern interiors."







"The house is situated next to Figgate Park, as well as being within easy reach of everyday amenities and the beach in Portobello."

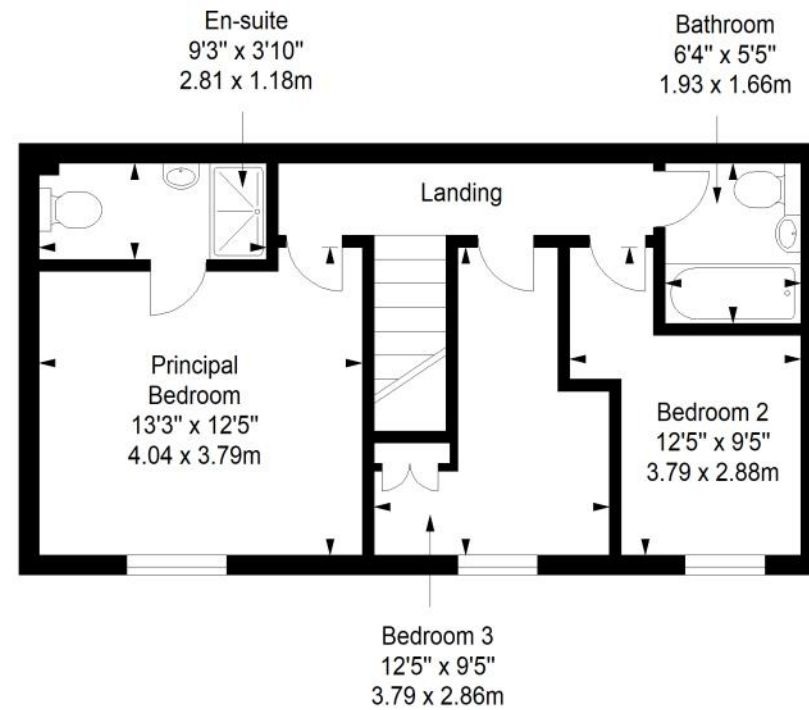


Floorplan

Ground Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor
Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 98.6 sq. metres (1061.3 sq. feet)



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