



lindsays

1A/1, Lee Crescent,
Edinburgh, EH15 1LW

"a stunning first floor flat that offers a stylish walk in home with beautiful original features"

- Welcoming hall
- Dual aspect sitting room with feature stove
- Stylish fully fitted dining kitchen
- Dual aspect master bedroom
- Three further bedrooms
- Modern bathroom
- Gas central heating
- Sash and case windows with working shutters
- On street parking

EPC Rating D

OFFERS OVER £360,000



Description

A stunning first floor flat that offers a stylish walk in home in a sought after location. This superb property enjoys a lovely outlook and retains beautiful original features which blend perfectly with contemporary finishes. In brief the accommodation comprises; welcoming hall, dual aspect sitting room with feature stove, stylish fully fitted kitchen with larder, dual aspect master bedroom, three further bedrooms and modern bathroom with bath and separate shower cubicle

Area

Portobello has a lively High St with independent shops and cafes as well as three supermarkets. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel, Joppa tennis courts. Portobello Beach is great for a relaxed stroll.

Viewing

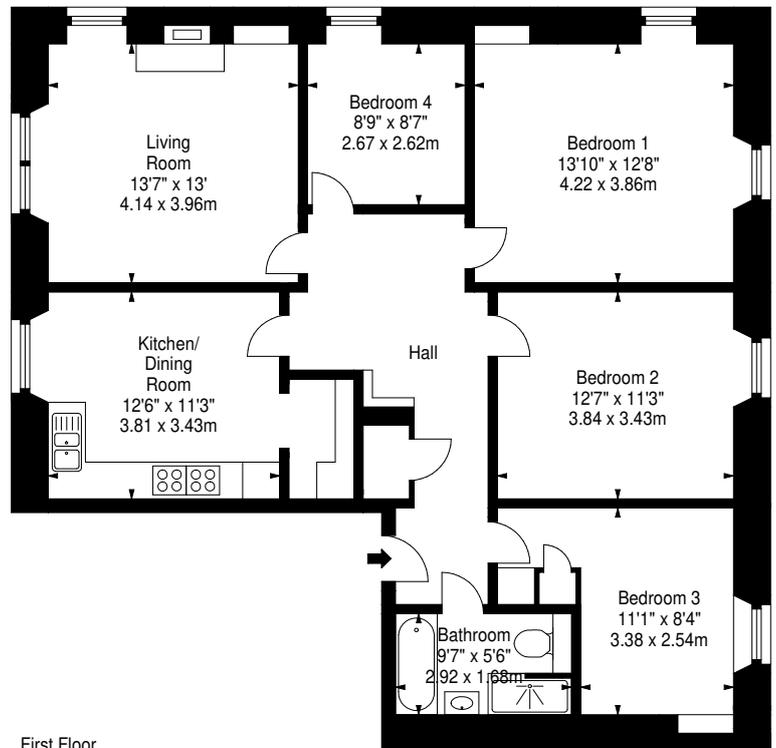
Sunday 2-4pm or by appointment contact Lindsays – propertyadmin@lindsays.co.uk



Lee Crescent, EH15 1LW



Approx. Gross Internal Area
1178 Sq Ft - 109.44 Sq M
For identification only. Not to scale.
© SquareFoot 2022



T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.