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**15 ROSEFIELD AVENUE
PORTOBELLO
EDINBURGH**

This unique conversion of a handsome Georgian villa forms part of peaceful residential street within Edinburgh's much sought after Portobello district.

Entrance vestibule, reception hallway, WC, impressive sitting room, fabulous dining kitchen/family room, three double bedrooms and family bathroom. Gas central heating, enclosed front and rear private gardens and garage.

Fixed Price £350,000



GENERAL DESCRIPTION

This unique seldom found home forms part of a handsome stone built Georgian villa within a peaceful residential street which lies close to Portobello's High Street. The property's accommodation is set over the main floor of the villa and also within a later built Victorian extension which is positioned to the rear. The spacious internal layout displays many fine features and comprises: an entrance vestibule with door leading through to the reception hallway which provides access to all apartments and separate WC. The sitting room is an impressive public room with feature fireplace and front facing window overlooking the garden. The extremely large dining kitchen/family room forms part of the rear extension and has twin French doors opening on to the gardens raised sun terrace. The property's three double bedrooms are all set off the reception hall and bedroom one benefits from an ensuite shower room. Finally an internal bathroom is situated off the reception hallway and features a three piece suite. The property specification includes gas central heating and externally there are enclosed private gardens to both the front and rear displaying lawn, planted and patio areas. The property also benefits from a single garage set within a rear courtyard off Rosefield Avenue Lane. Internal viewing is highly recommended to fully appreciate the many fine features of this unique family home.

SITUATION

Portobello is a very popular destination located to the East of Edinburgh's City Centre. Within Portobello High Street itself, there are an abundance of shopping facilities to serve everyday and monthly requirements and if so required there is no need to venture out with this area. For those who feel their needs are greater, there is a supermarket located just a short drive from the property. Within the vicinity there is also an abundance of recreational facilities including many delightful walks along the promenade and beach and there are many fine golf courses within the area. There is a beautiful local park 50 yards from the property with children's play area and Library close by. Local schooling at both primary and secondary levels can also be found within close proximity. There is a regular bus service which will take you West, heading towards Edinburgh City Centre, or East via the nearby areas of Joppa onto Musselburgh and beyond.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

The vestibule is gained via a timber panelled door with fanlight above. Displays coving and has glass panelled door leading through to the reception hall.

RECEPTION HALL

The broad 26 foot long hallway provides access to all apartments. Displays coving and walk-in shelved utility cupboard.

WC

6'1" x 4'10" 1.86m x 1.49m

This room has window to the side and features a two piece suite and built-in cupboard.

SITTING ROOM

16'10" x 15'6" 5.15m x 4.76m

This attractive public room has front facing window overlooking the garden. Displays centre ceiling rose, cornicing, picture rail and feature fireplace with living flame fire.

DINING KITCHEN/FAMILY ROOM

22'4" x 15'7" 6.33m x 4.76m

This extremely large and very versatile room has two sets of French doors which overlook and lead on to the rear gardens raised sun terrace. The kitchen area displays modern base, drawer and wall mounted units with worktop, sink and splash tiling. Included in the sale price and incorporated into the design are all the integrated appliances. The room provides ample space for family dining and is a great living area. A notable feature of the room is the ornate ceiling with deep moulding and cornice work.



BEDROOM 1

13'1" x 12'11" 4.76m x 3.94m

This double bedroom has front facing window over looking garden. The room displays original coving and has door through to the en-suite.

EN-SUITE

6'4" x 6'2" 1.93m x 1.89m

This fully tiled room has side facing window and features a white three piece suite. Comprises WC, wash hand basin and enclosed shower tray with mains shower over.

BEDROOM 2

15'3" x 14'3" 4.66m x 4.34m

This large double bedroom has rear facing window overlooking the garden. The room displays original coving, cornice work and a fitted wardrobe.

BEDROOM 3

12'9" x 11'9" 3.88m x 3.58m

The property's third double bedroom has rear facing window overlooking the garden. The room displays original coving and a fitted wardrobe.

BATHROOM

6'2" x 5'7" 1.88m x 1.72m

The fully tiled room features a white three piece suite. Comprises WC, wash hand basin and bath.

CENTRAL HEATING

The property has a system of gas central heating.





GARDENS

To the front of the property the enclosed garden displays two lawn sections with mature well stocked borders. Path leads to the front of the property and four steps lead up to the front door. To the rear the enclosed garden displays lawn with mature and well stocked planted areas and there is a paved patio adjacent to the property. In addition to the paved patio there is a raised decked sun patio which is accessed from the dining kitchen/family room. The garden shed is included in the sale price.

GARAGE

To the rear of the property there is a single garage which is accessed from Rosefield Avenue Lane.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 202 0600.

PRICE

Fixed Price £350,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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