



20 Flint Terrace, Portobello
Edinburgh, EH15 1AE



"20 Flint Terrace is a spacious double upper villa, located within a modern, factored development"

- ENTRANCE HALL
- LIVING/DINING/KITCHEN
- W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENCE PARKING
- GOOD LOCAL AMNEITIES
- EXCELLENT TRANSPORT LINKS









LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

20 Flint Terrace is a spacious double upper villa, located within a modern, factored development in the highly regarded district of Portobello. The property offers well-proportioned accommodation over two floors and benefits from a shared garden to the rear, which would make for an ideal first-time purchase or buy-to-let investment. The accommodation comprises: welcoming hallway with WC off; bright and spacious open-plan kitchen/living room with Juliet balcony; WC; rear facing double bedroom 1; front facing double bedroom 2 and a family bathroom with shower over bath which completes the accommodation on offer. Further benefits include partially attic storage space; double glazing; gas central heating system; NHBC Warranty and unrestricted residential parking.

EPC RATING

The energy efficiency rating for this property is band B.



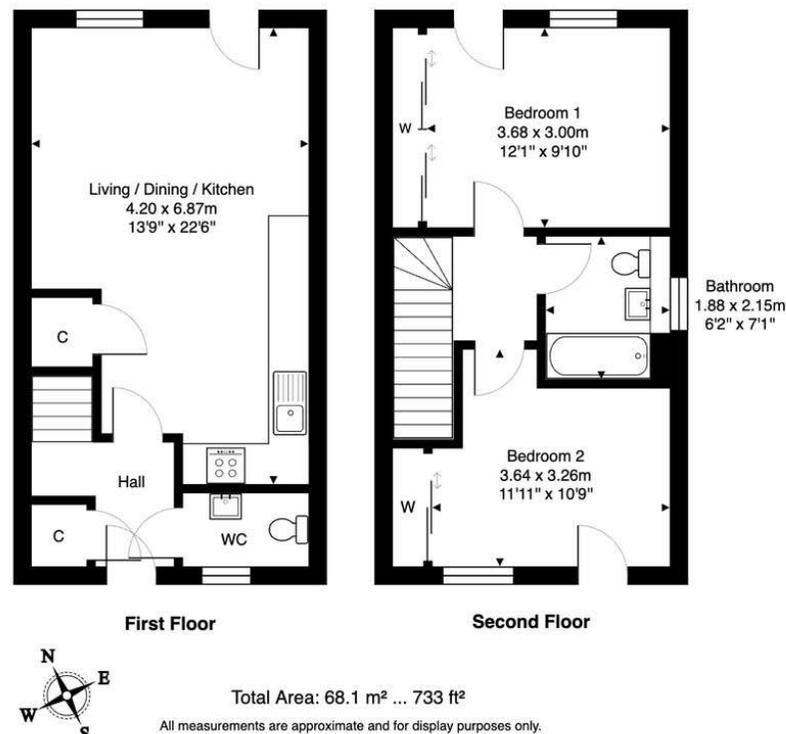


20 Flint Terrace, , Edinburgh, EH15 1AE

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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