



9 Shrub Mount
Portobello, Edinburgh
EH15 1TP



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

Welcome to a beautiful two-bedroom mid-terrace house which is presented in move-in condition. Offering bright and spacious interiors, this home is finished to high standards throughout, incorporating a modern breakfasting kitchen, bathroom, and WC. It also has excellent storage, a suntrap garden, and a dedicated parking space. Furthermore, this property has a highly sought-after location in Portobello, set just moments from the long sandy beach.

Positioned behind a low-maintenance front garden, the home's main door opens into a welcoming hall that flows directly into the living room. The hall's neutral décor and varnished wooden floorboards continue here, creating an elegant reception space that is light and inviting. A bold accent wall adds a lively splash of colour, whilst southwest-facing twin windows bring a flood of sunshine into the room. The adjacent kitchen/dining area is openly accessed allowing a flow of accommodation. Set between the two spaces, there is also built-in storage and a log-burning stove for year-round comfort.

Features

- A mid-terrace house in move-in condition
- Highly sought-after location in Portobello
- Just moments from the sandy beach
- Welcoming entrance hall
- Living room with a log-burning stove
- Modern breakfasting kitchen/dining area
- Bright landing with two cupboards
- Two double bedrooms with built-in wardrobes
- Stylish 3pc bathroom and separate WC
- Low-maintenance front garden
- Landscaped garden with suntrap aspect
- Allocated parking space and on-street parking
- Gas central heating and double glazing



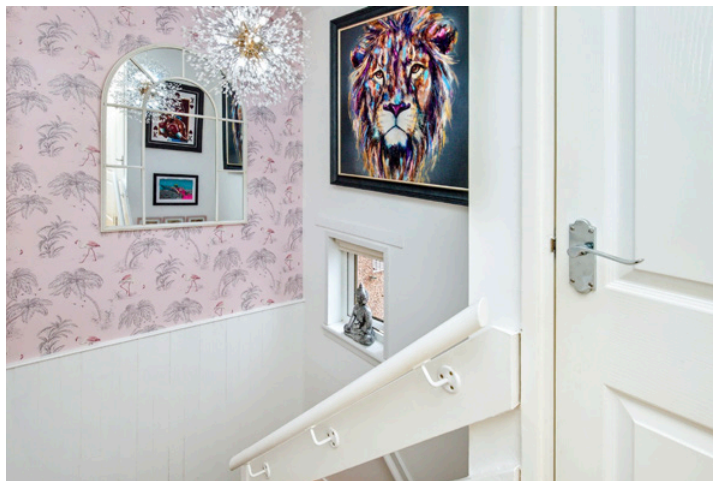


Modern breakfasting kitchen/dining area

The kitchen is well-appointed with timber-toned cabinets and complementary worktops, all streamlined by a selection of integrated appliances (oven, gas hob, and concealed extractor). Furthermore, there is ample room here for a table and chairs, alongside a two-person breakfast bar for casual meals. Undercabinet lighting adds the finishing touch.



“Bright landing with two
cupboards and
two double bedrooms with
built-in wardrobes”



The bedrooms

Upstairs leads to the two spacious double bedrooms, both of which are neutrally decorated and laid with wooden floorboards. The two rooms have the benefit of a southwest-facing aspect and a built-in wardrobe as well.





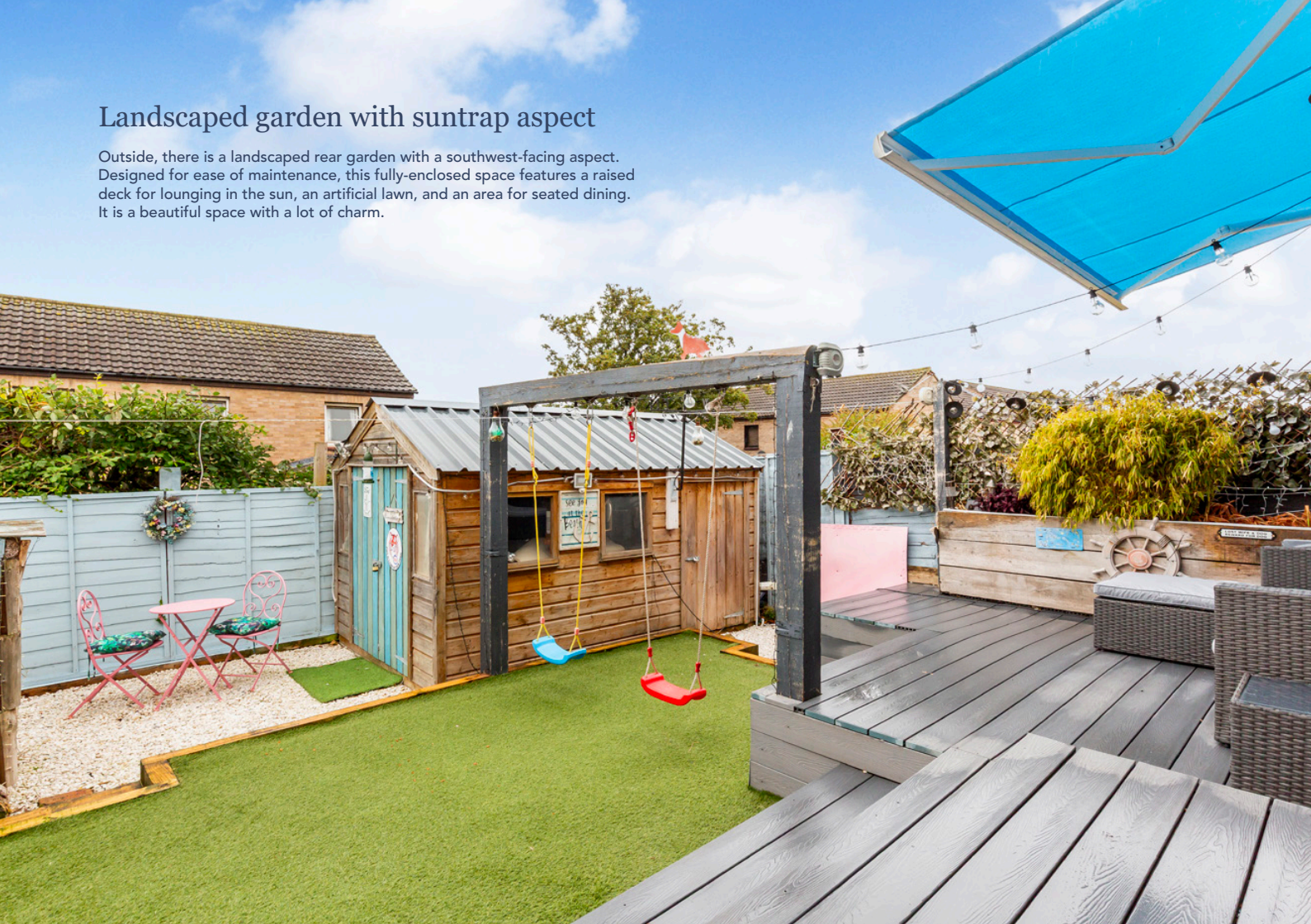
Stylish 3pc bathroom and a separate WC

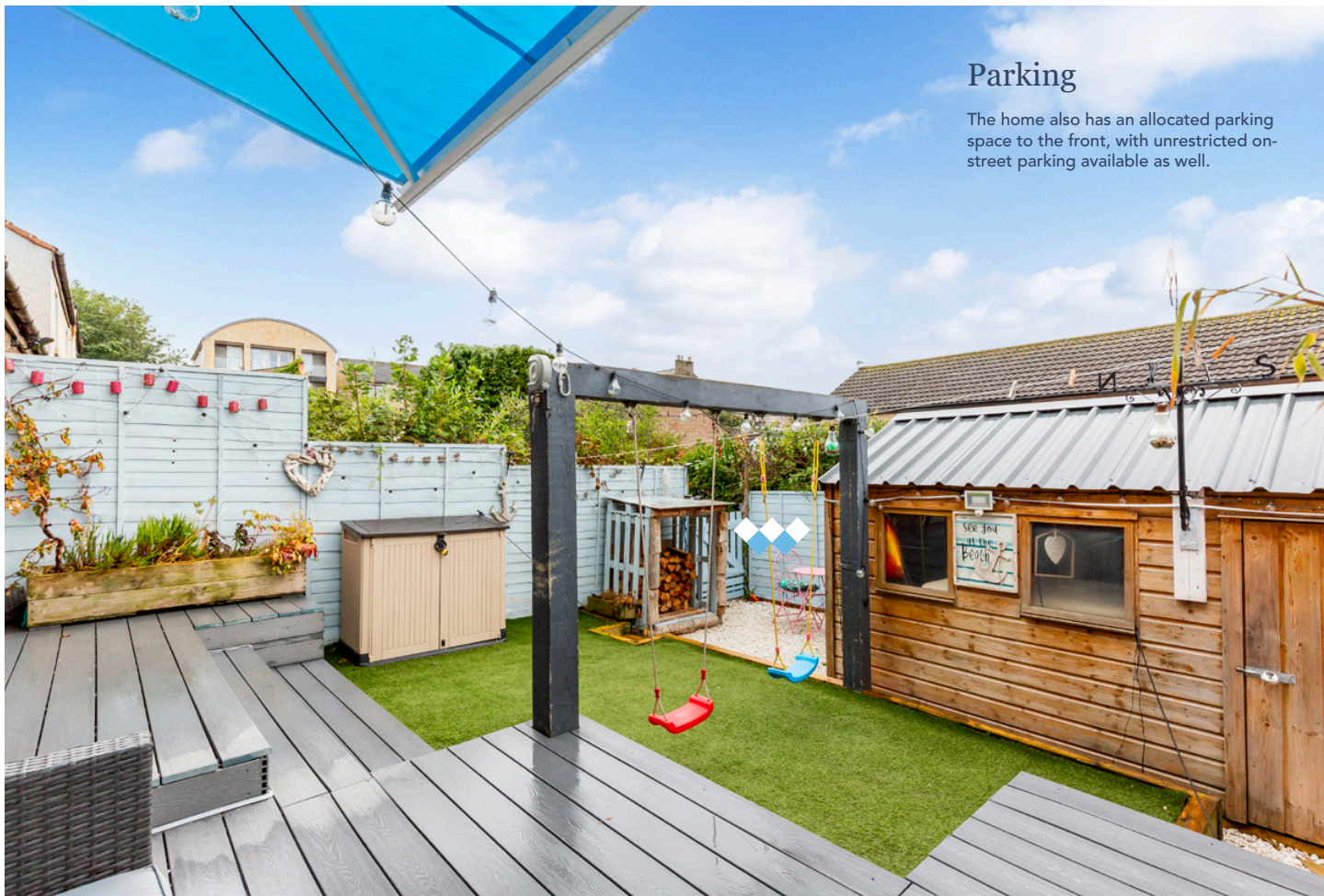
Just off the landing, there is also a WC and a three-piece bathroom, comprised of a washbasin, a shower cubicle, and a freestanding rolltop bath with a handheld shower. Stylishly presented, the bathroom is decorated with chic accent wallpaper set against a neutral backdrop and tongue-and-groove panelling. The property has gas central heating and double glazing.



Landscaped garden with suntrap aspect

Outside, there is a landscaped rear garden with a southwest-facing aspect. Designed for ease of maintenance, this fully-enclosed space features a raised deck for lounging in the sun, an artificial lawn, and an area for seated dining. It is a beautiful space with a lot of charm.





Parking

The home also has an allocated parking space to the front, with unrestricted on-street parking available as well.





Portobello, Edinburgh

Located approximately three miles northeast of the city centre, the desirable suburb of Portobello enjoys the best of both worlds: a quaint seaside ambience with the perks of city life right on its doorstep. Set beside a long sandy beach and promenade, within sight of Arthurs Seat and within minutes of the picturesque East Lothian countryside, it is easy to understand why this is one of the capitals most popular postcodes! The area is served by a fantastic range of local services and amenities, with more extensive shopping facilities available in Musselburgh or Fort Kinnaird just a short drive away. Or for a more local, traditional shopping experience, the bustling High Street is lined with a charming array of shops, including cafés, restaurants, galleries, independent retailers, bakers, butchers, and greengrocers. For sport and fitness enthusiasts, Portobello Swim Centre boasts swimming facilities, a well-equipped gym, and a varied programme of fitness classes, as well as Edinburgh's only public authentic Turkish Baths. Portobello offers a superb choice of schools in both the public and private sector. The area is extremely popular with commuters owing to its excellent public transport links into the city centre, as well as its proximity to Edinburgh City Bypass and the A1.

Floorplan



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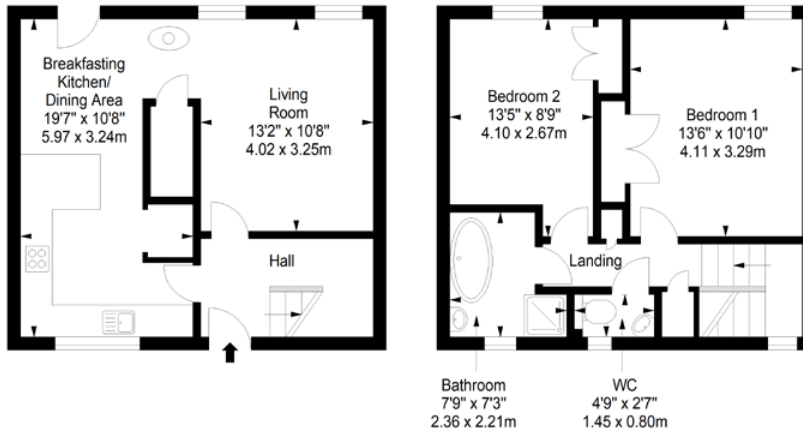
Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

EPC Rating - D | Council tax band - C | Home report Value - £330,000

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

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

westcoast@watermans.co.uk

ēspc
rightmove



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