



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **38 Adelphi Place, Edinburgh, EH15 1BE**

**Price £200,000**

An excellent opportunity to acquire a quaint end-terraced cottage boasting an exquisite tranquil location within the desirable coastal suburb of Portobello lying east of Edinburgh City Centre.

This extremely delightful property with charming walled garden offers light, well laid out accommodation with enhancing features and useful storage comprising: elegant lounge with multi-fuel stove/fitted kitchen with skylight and appliances, comfortable bedroom and shower room with skylight. Presented in move-in condition, the welcoming interior is tastefully decorated with the added comfort of gas central heating and double glazing. The enclosed garden provides a lovely, secluded retreat to enjoy much of the day's sunshine. All fitted floor coverings curtains, blinds, kitchen appliances and garden shed are included in the sale.

Note: No warranty will be provided for appliances, central heating or systems.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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**Lounge/Kitchen**

15'10" x 12'5" (4.83m x 3.78m)

**Bedroom**

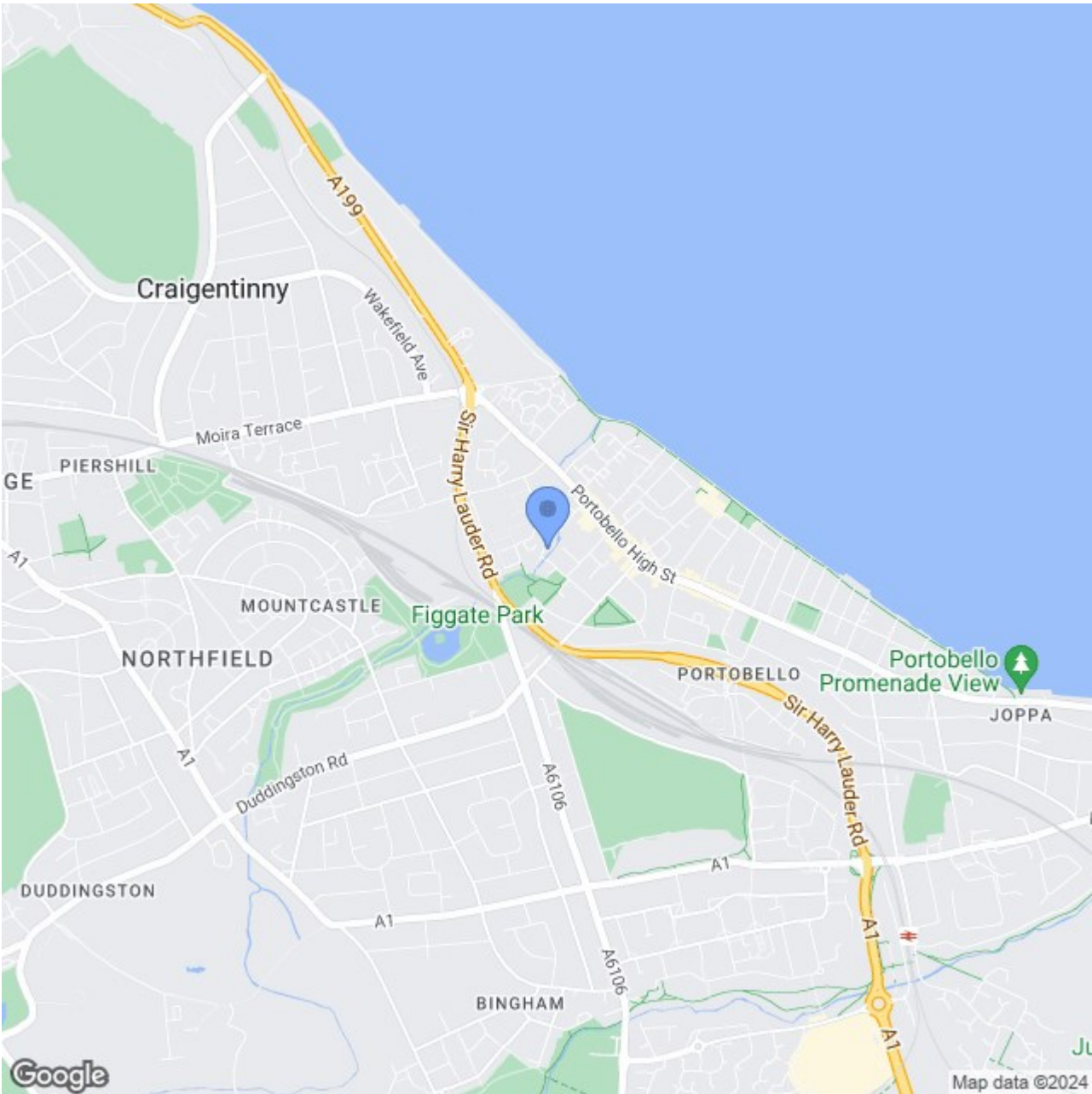
11'2" x 7'2" (3.40m x 2.18m)

**Shower Room**

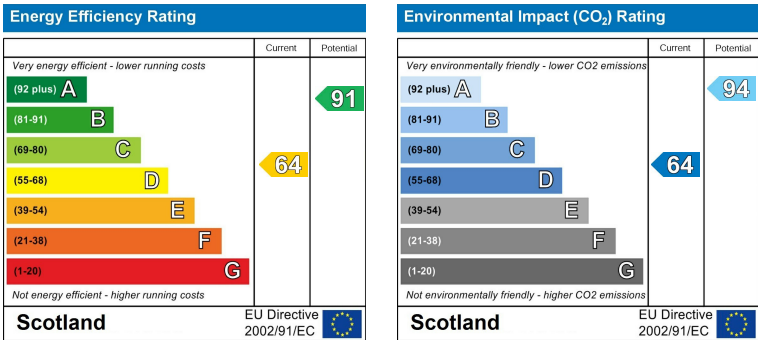
8'9" x 4'3" (2.67m x 1.30m)



Area Map



Energy Efficiency Graph



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