



42 Regent Street  
PORTOBELLO | EDINBURGH | EH15 2AX

  
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## 42 Regent Street

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Simply exquisite and lovingly looked after Georgian cottage over two floors, set in beautifully landscaped gardens and quietly situated within a highly sought after address.

The property has been finished off to a high specification throughout, and offers contemporary interior with many eye-catching finishing touches combined with a wealth of period features including a working fireplace, stripped floorboards, working shutters and cornicework.

- Vestibule and reception hall
- Elegant living room
- Stylishly appointed kitchen/breakfast room
- 25' dining conservatory with French doors to rear garden
- Utility room
- Four double bedrooms
- Bathroom comprising a white suite and shower
- Gas central heating and double glazing (sash and case to the front)
- Generous landscaped garden to rear featuring decking and an insulated shed with power
- Private front garden

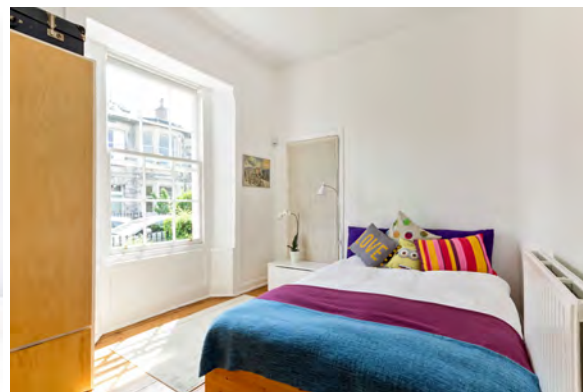
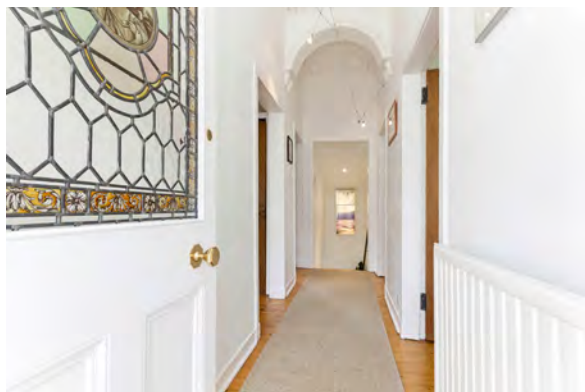
Oven and hob, built in shelving in master bedroom and oak desk in bedroom two are to be included in the sale. EPC Band D.

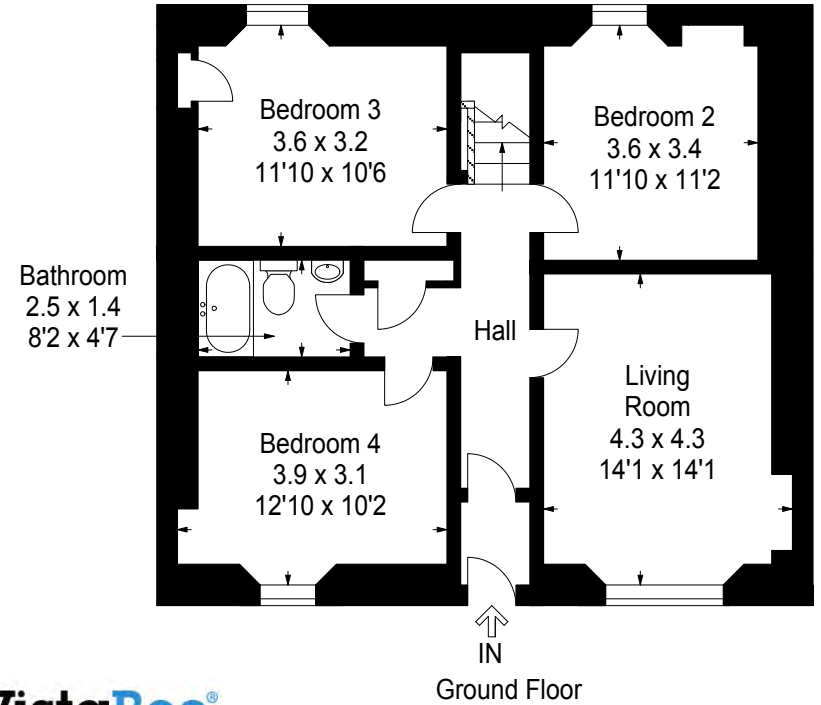
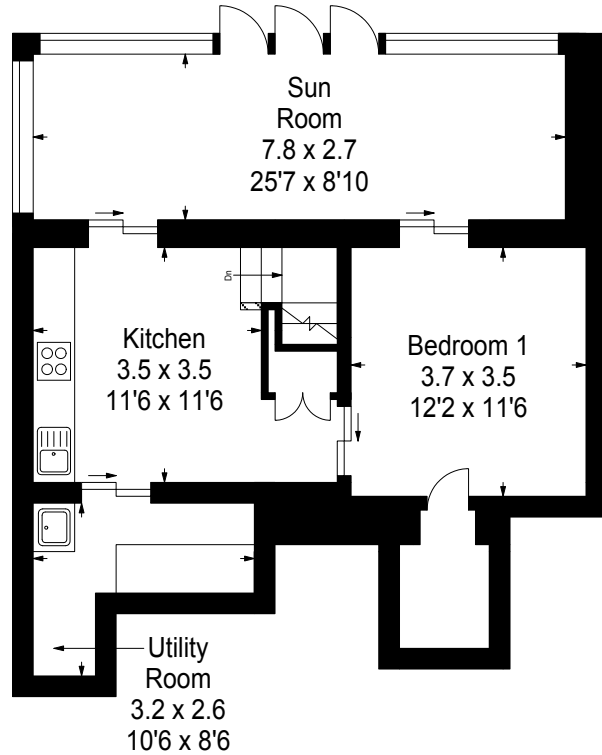
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, supported by the usual banks and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, football pits and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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