

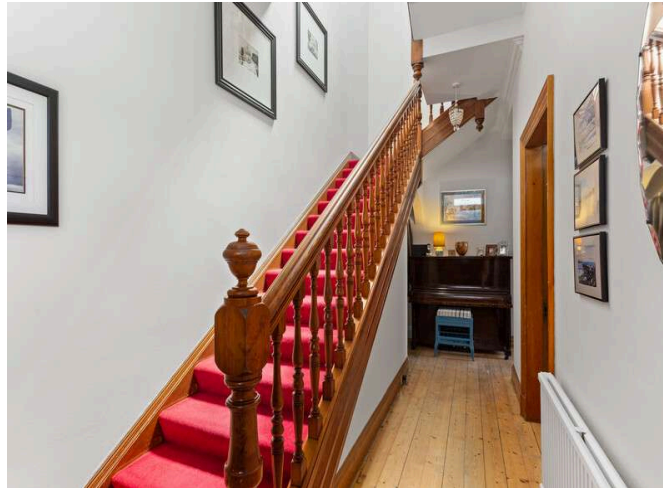


53 Seaview Terrace
Joppa, EH15 2HE

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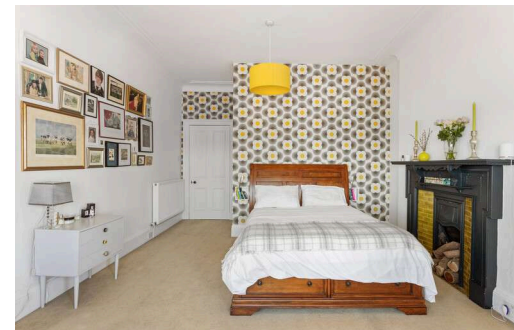
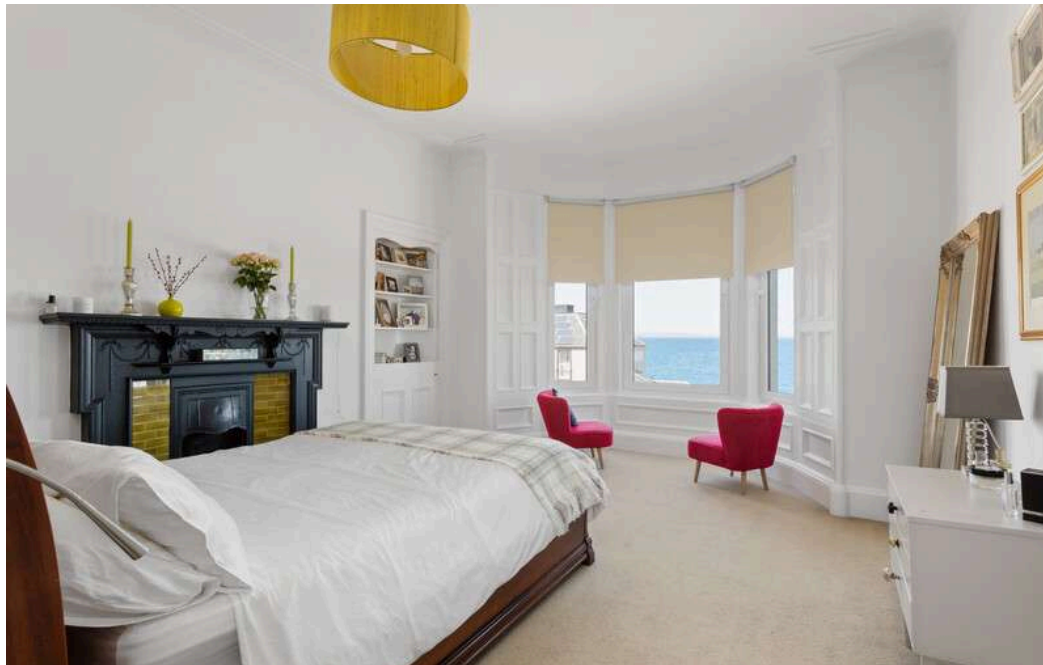
"Seaview Terrace is a traditional, end of terraced Victorian villa, offering stunning northerly aspects across the Firth of Forth"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- OFFICE/STUDY
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- DRESSING ROOM
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING









LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. 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.

Locally, there is a good range of nursery, primary, and secondary schools, including Towerbank Primary and Portobello High School. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College.

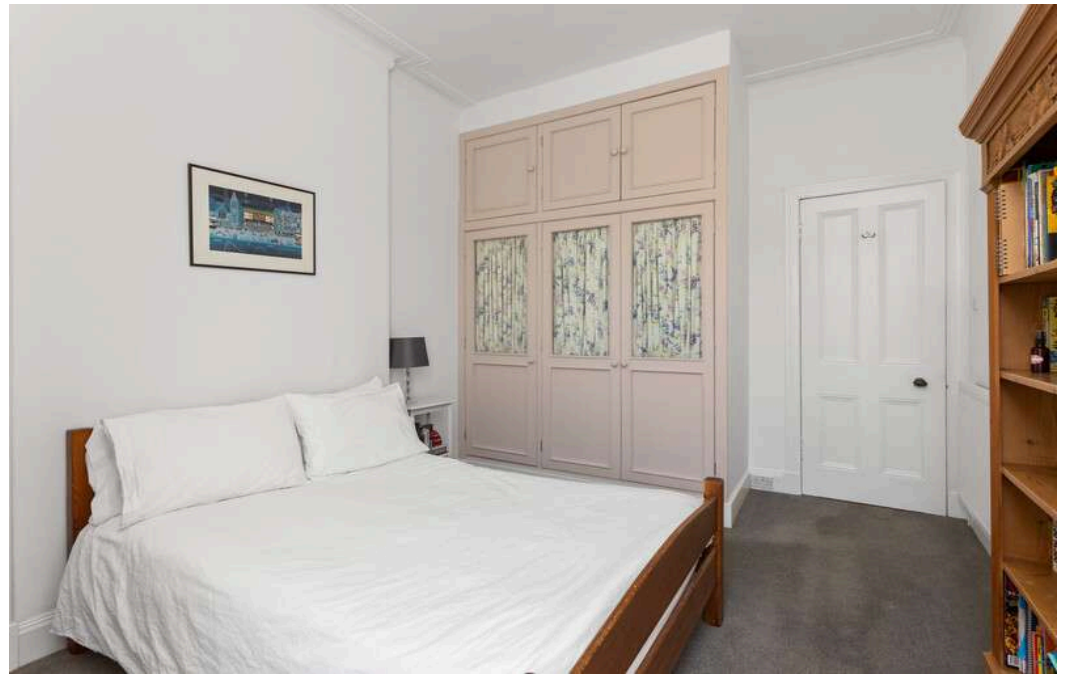
COUNCIL TAX

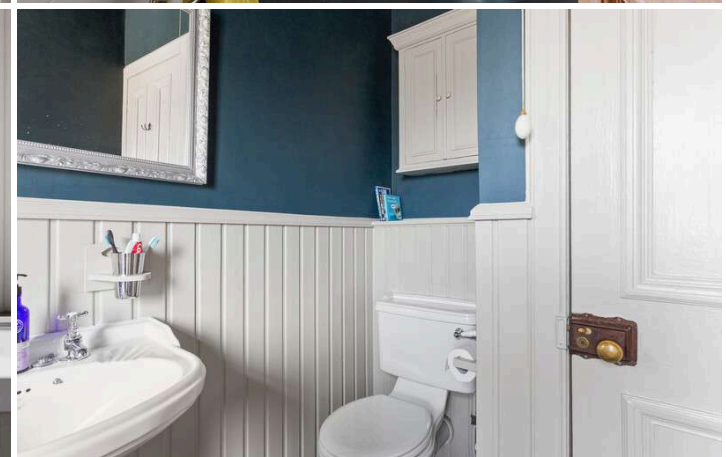
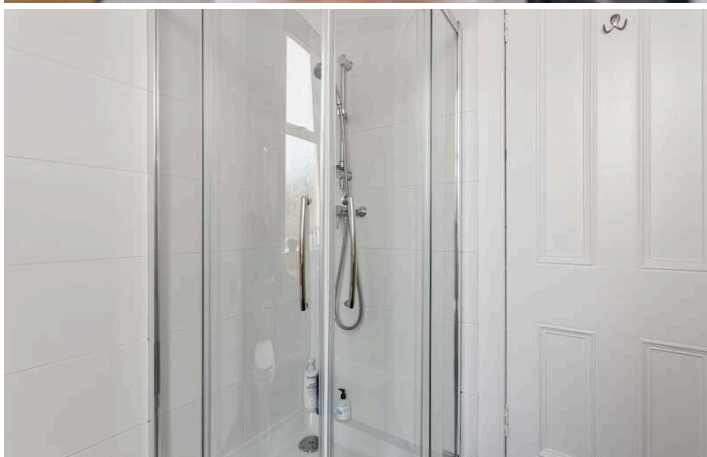
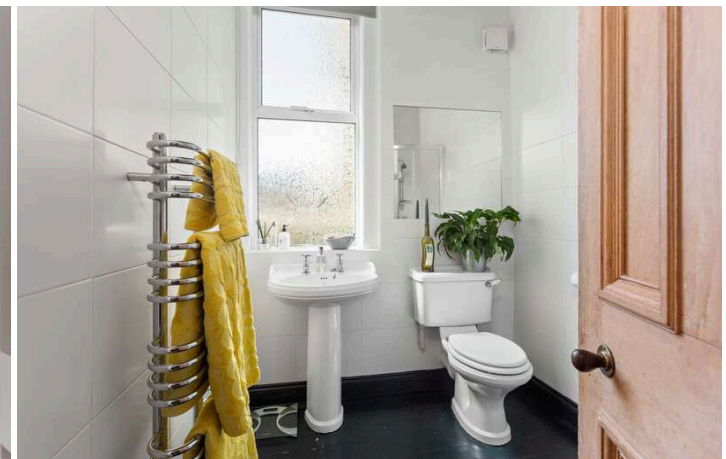
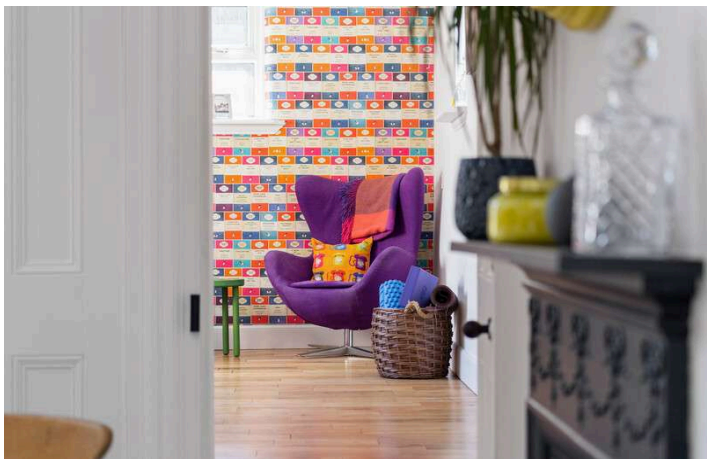
It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

DESCRIPTION

Seaview Terrace is a traditional, end of terraced Victorian villa, offering stunning northerly aspects across the Firth of Forth and just a stone's throw from the beautiful beach and promenade. The well-presented accommodation comprises: vestibule with encaustic floor tiles; welcoming 'L' shaped hallway with under stair storage; bright and spacious living room with bay window, ornate cornicing, picture rail, press cupboard and feature stove; open plan, rear facing contemporary kitchen/dining room with quality bespoke kitchen with Corian worktops and ample floor and wall mounted storage cupboards; versatile study/office with access to the enclosed rear garden; family shower room with mains fed quadrant shower; beautiful, well-lit carpeted staircase with decorative bannisters leading to the 1st floor; generously proportioned double bedroom 1 walk in wardrobe and incredible, elevated views from the bay window; double bedroom 2; double bedroom 3 with built in wardrobes and dressing/utility room off, suitable for conversion in to an en-suite bathroom; double bedroom 4 and a family bathroom. Externally, the property has a well-maintained front garden and enclosed, tiered low maintenance paved rear garden surrounded by mature flowers, facing due south. Further benefits include gas central heating; double glazed windows and ample on street parking.

The energy efficiency rating for this property is band E





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.



53 Seaview Terrace, Joppa, Edinburgh, EH15 2HE

Total Area: 182.2 m² ... 1961 ft²

All measurements are approximate and for display purposes only



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