



119 Seaview Terrace
Edinburgh, EH15 2HQ

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"119 Seaview Terrace is an impressive end of terraced family home, enjoying a peaceful, cul-de-sac locale in the sought after district of Joppa"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- DOWNSTAIRS W.C
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING





119 Seaview Terrace, Joppa, Edinburgh, EH15 2HQ



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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. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. 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 nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. Sea swimming has become an increasingly popular year round activity.

COUNCIL TAX

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



DESCRIPTION

119 Seaview Terrace is an impressive end of terraced family home, enjoying a peaceful, cul-de-sac locale in the sought after district of Joppa. Offering spacious, well laid out family accommodation and within a short walk of the beach, early viewing is highly recommended. The accommodation comprises: welcoming hallway with cupboard space; bright and spacious front facing living room with dining area to the rear; kitchen with breakfast bar and ample floor and wall mounted storage cupboards; conservatory leading to the beautiful and enclosed, walled rear garden; generous double bedroom 1 with wardrobe space; double bedroom 2 with wardrobe space; single bedroom 3; family bathroom with shower over bath; downstairs WC and a utility room which completes the accommodation on offer. Externally, the property benefits from a low maintenance front garden; side and rear garden, with the side boasting south facing composite decking which is perfect for entertaining within the summer months. The property further benefits from gas central heating; double glazing and on street parking. There is also recently approved planning permission for a rear extension, of which plans are available via request/ Edinburgh Planning Portal.

EPC RATING

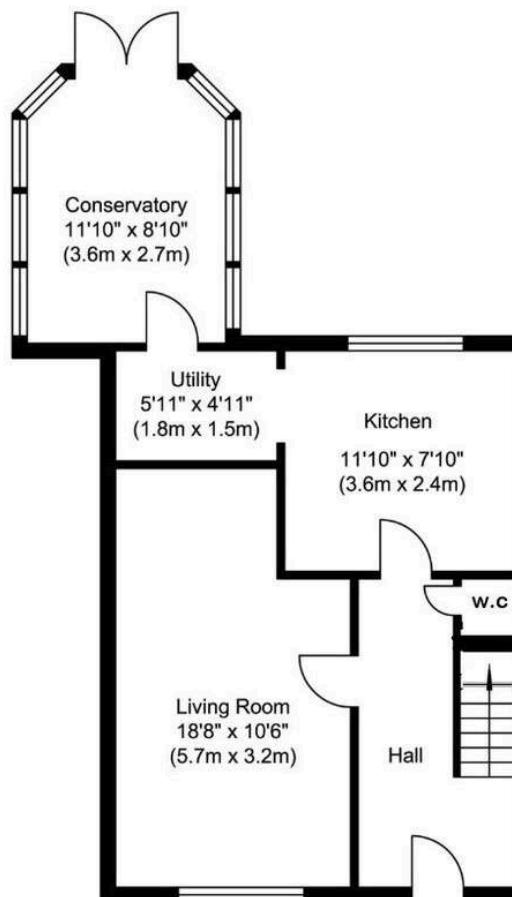
The energy efficiency rating for this property is band C



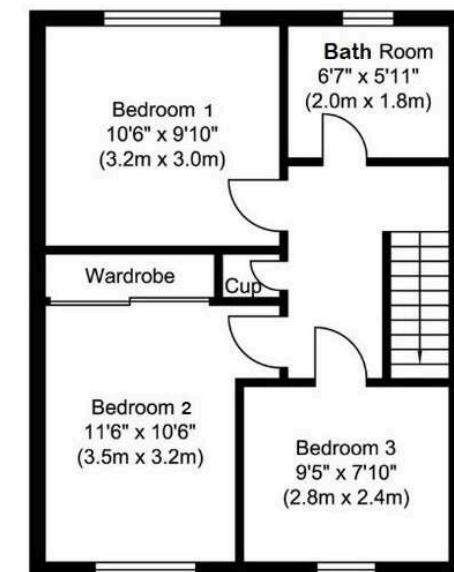


Side Elevation

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.



Ground Floor
Approximate Floor Area 535.07 sq. ft. (49.71 sq.m)



First Floor
Approximate Floor Area 432.17 sq. ft. (40.15 sq.m)

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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