

50A Seaview Crescent
Edinburgh, EH15 2LT

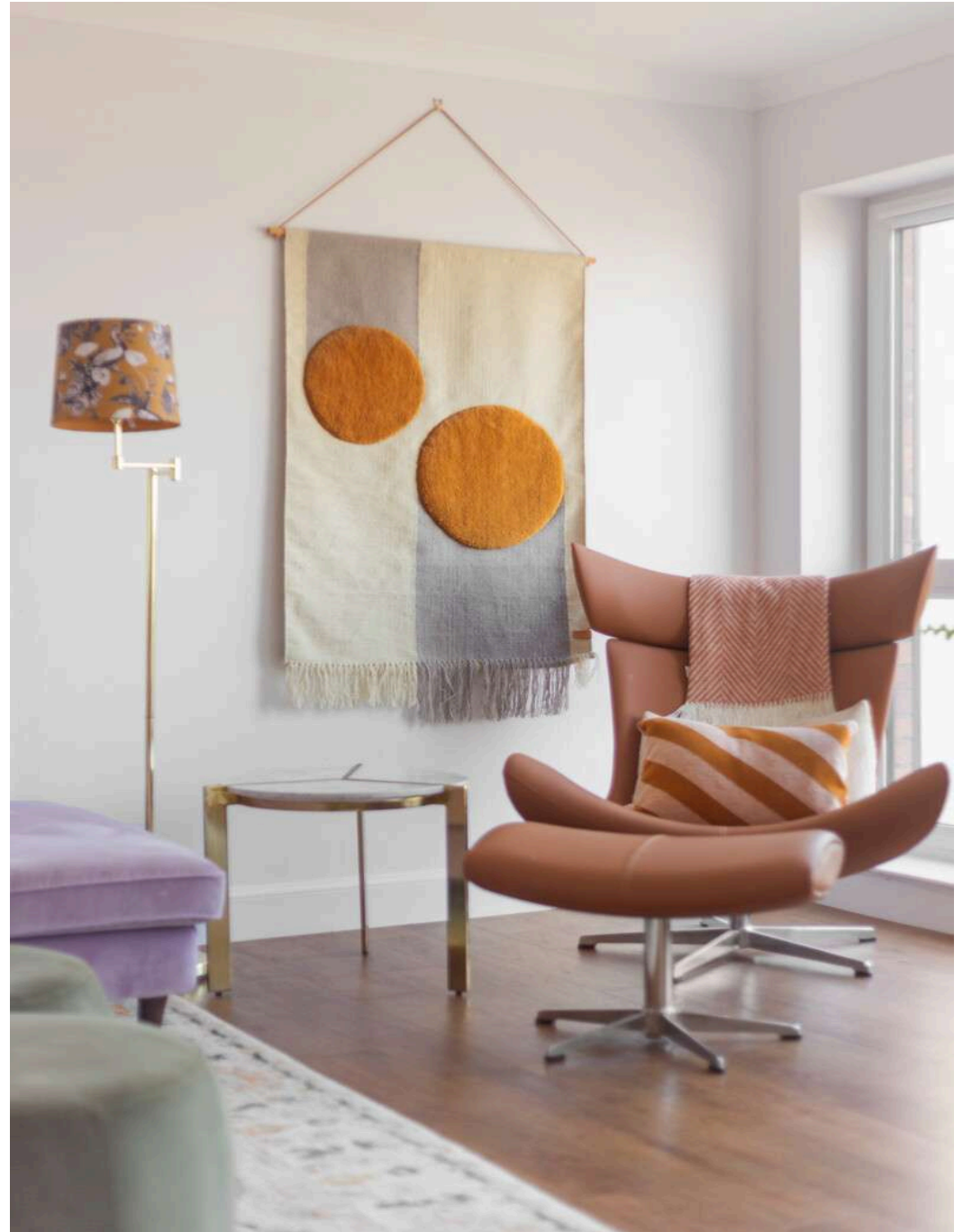
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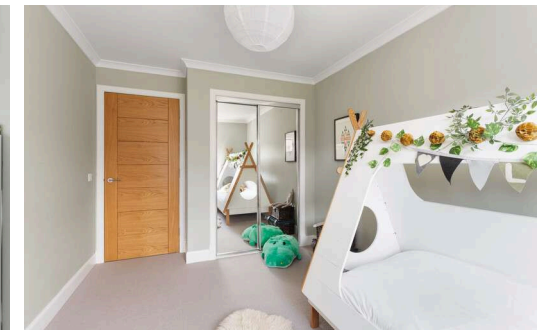
"50A Seaview Crescent is an immaculately presented four-bedroom townhouse, situated on an elevated plot"

- ENTRANCE VESTIBULE
- HALLWAY
- KITCHEN/DINING/SITTING ROOM
- STUDY
- DOWNSTAIRS W.C
- LIVING ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE BATHROOM
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE









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. 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. 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. 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.

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

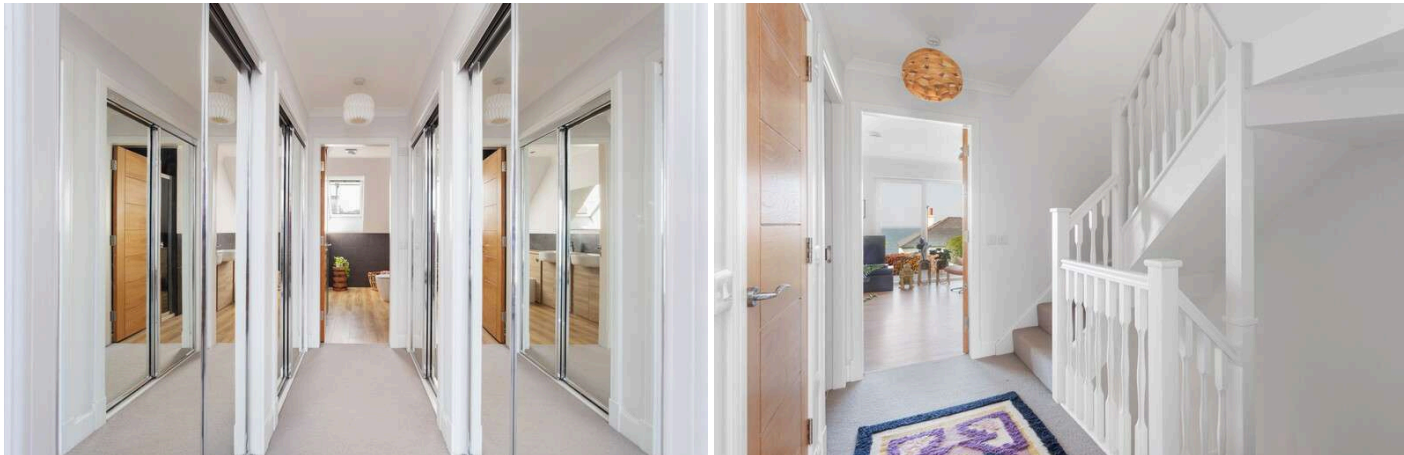
DESCRIPTION

50A Seaview Crescent is an immaculately presented four-bedroom townhouse, situated on an elevated plot with stunning uninterrupted aspects across the Firth of Forth and over to Fife. Part of an exclusive development of only 6 houses, this architecturally designed property has been designed with modern family living in mind and offers exceptional fixtures and fittings throughout, early viewing is highly recommended. The ground floor accommodation comprises: stunning open plan kitchen/dining/sitting room with bi-folding doors leading to the enclosed south facing garden; versatile study; WC and stairway leading to the 1st floor where you will find a bright and spacious living room with floor to ceiling windows offering stunning views along the Portobello beach and promenade; rear facing double bedroom 2 with fitted wardrobes and en-suite shower room; double bedroom 3 with fitted wardrobes and a modern, fully tiled family bathroom which completes the 1st floor. On the 2nd floor the principle bedroom enjoys breathtaking sea views where you can enjoy beautiful sunrises and sunsets, with dressing area to the rear leading to an en-suite bathroom with separate shower cubicle and bedroom 4 which completes the accommodation on offer. Externally, the property has a mono-blocked driveway leading to a single garage with utility area and a well maintained south facing rear garden which offers a paved terrace, perfect for entertaining and relaxing within the summer months. Further benefits include: 6 PV solar roof panels; high efficiency 'A' rated Condensing boiler and security alarm

The energy efficiency rating for this property is band B

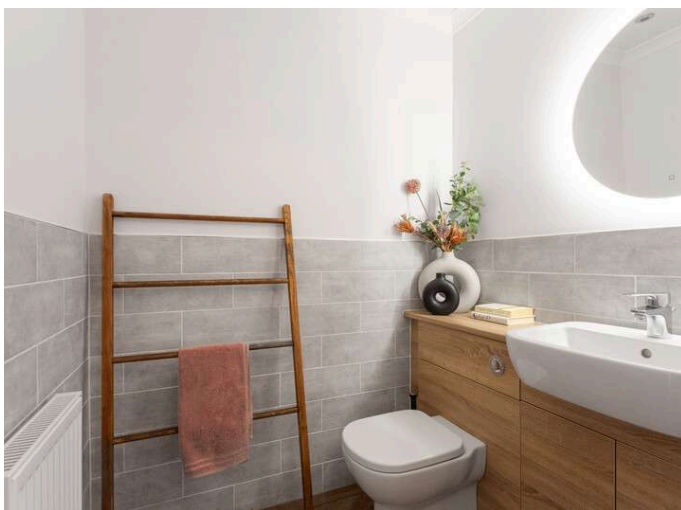
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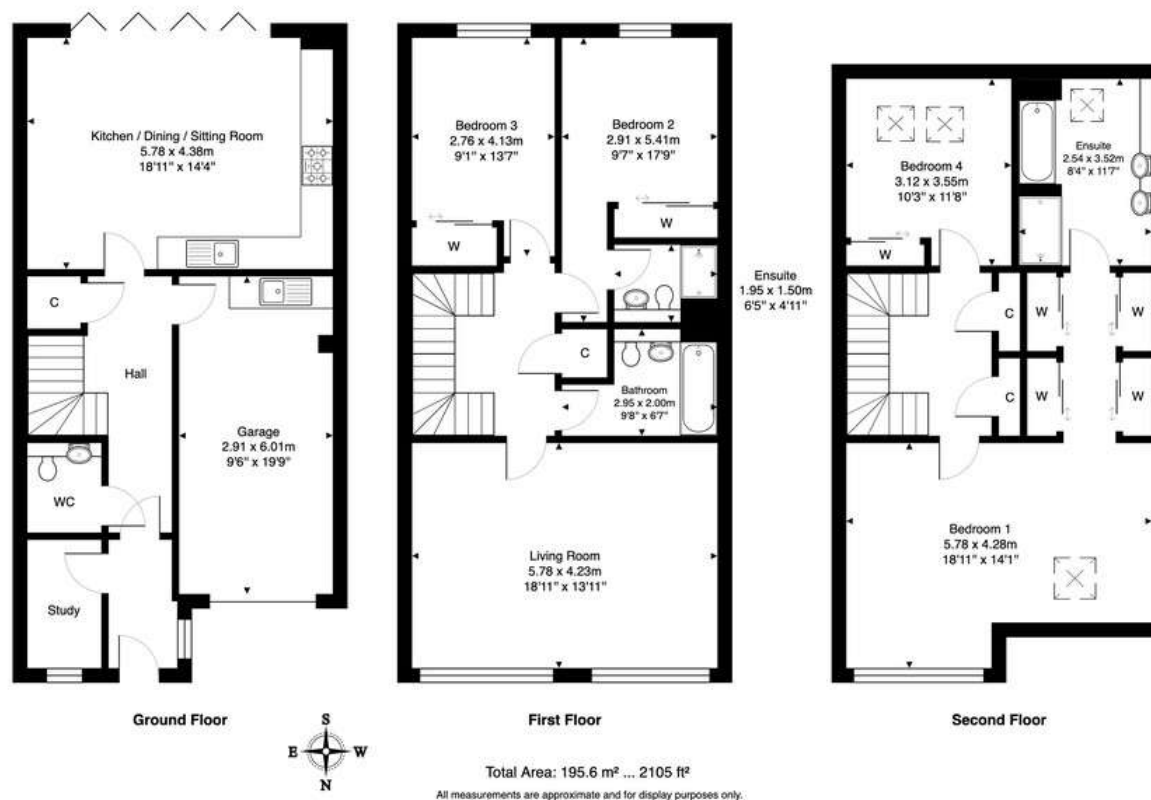


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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