



6 Eastfield Gardens
Joppa, EH15 2LB



"6 Eastfield Gardens is an exceptionally spacious and beautifully presented five-bedroom detached home"

- COVERED PORCH
- HALL
- SITTING ROOM
- SNUG
- KITCHEN/DINING ROOM
- UTILITY ROOM
- STUDY
- MASTER BEDROOM
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- THREE FURTHER DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- UPSTAIRS SHOWER ROOM
- GYM/CINEMA ROOM
- GARAGE





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EPC RATING

The energy efficiency rating for this property is band C.

COUNCIL TAX

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

DESCRIPTION

6 Eastfield Gardens is an exceptionally spacious and beautifully presented five-bedroom detached home, originally built around 1948 and set within generous, private, and well-established garden grounds. The property benefits from off-street parking and a detached double garage.

Over the years, the home has been significantly extended to create impressive family accommodation extending to approximately 2,400 sq ft, arranged over two levels with many of the principal rooms enjoy impressive far-reaching views towards the Firth of Forth. Planning permission has recently been submitted to convert the detached garage and the extensive floor beneath into a self-contained residential annexe, presenting an excellent opportunity for independent living, guest accommodation, or potential rental income.



The accommodation is entered via a covered porch leading into a welcoming, bright central hallway that provides access to the principal living spaces. A generous living room forms the heart of the home and flows seamlessly into a cosy snug with log-burner, enjoying spectacular views towards Fife and the Berwick Law. A superb open-plan kitchen, dining, and family room provides an ideal space for modern family living and entertaining, complemented by a separate utility room with large American style Washer and Dryer.

The ground floor further offers a well-proportioned principal bedroom with a contemporary en-suite bathroom featuring underfloor heating, a further double bedroom (Bedroom 5), a family bathroom, and a separate study, providing flexible accommodation for guests, home working, or multi-generational living.

The first floor is arranged around a central landing and comprises three additional generously sized double bedrooms, one benefiting from a modern en-suite shower room, with all rooms enjoying extensive sea views. A further shower room completes the upper-level accommodation.

Externally, the property sits within extensive grounds featuring an established wild meadow and a large lawned garden, ideal for families and outdoor entertaining. Beneath the garage is a versatile gym/cinema room, and there are three timber-built outbuildings, all with power.

Additional benefits include gas central heating and double glazing throughout.





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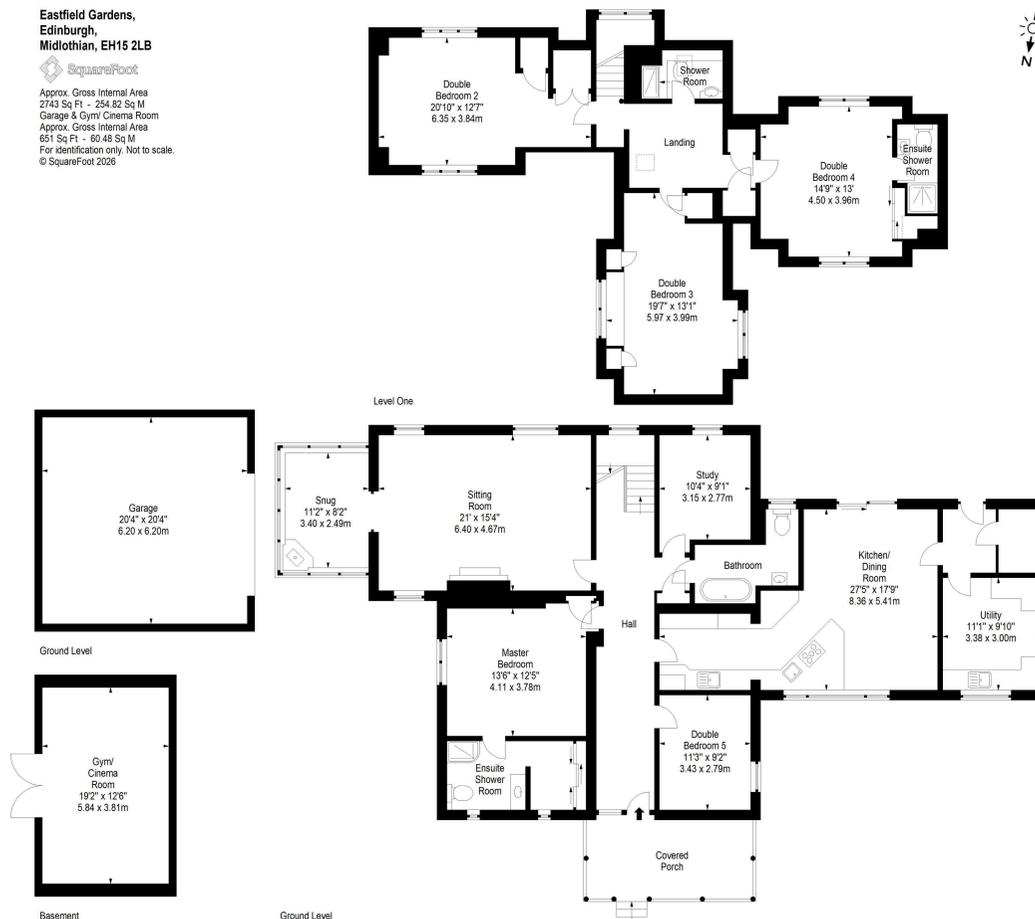
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

Eastfield Gardens,
 Edinburgh,
 Midlothian, EH15 2LB



Approx. Gross Internal Area
 2743 Sq Ft - 254.82 Sq M
 Garage & Gym/ Cinema Room
 Approx. Gross Internal Area
 651 Sq Ft - 60.48 Sq M
 For identification only. Not to scale.
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