

COULTERS<sup>®</sup>



# 51 MORTON STREET

JOPPA, EDINBURGH, EH15 2HZ

4 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Situated on one of Joppa's most coveted residential streets, this exceptional family home occupies an enviable corner position, enhancing its presence and providing additional light and outside space. The expansive sitting room is a striking feature, illuminated by a large bay window and enriched by original cornicing, an Edinburgh press, and a wood-burning stove, offering an elegant yet inviting space for both entertaining and everyday life.

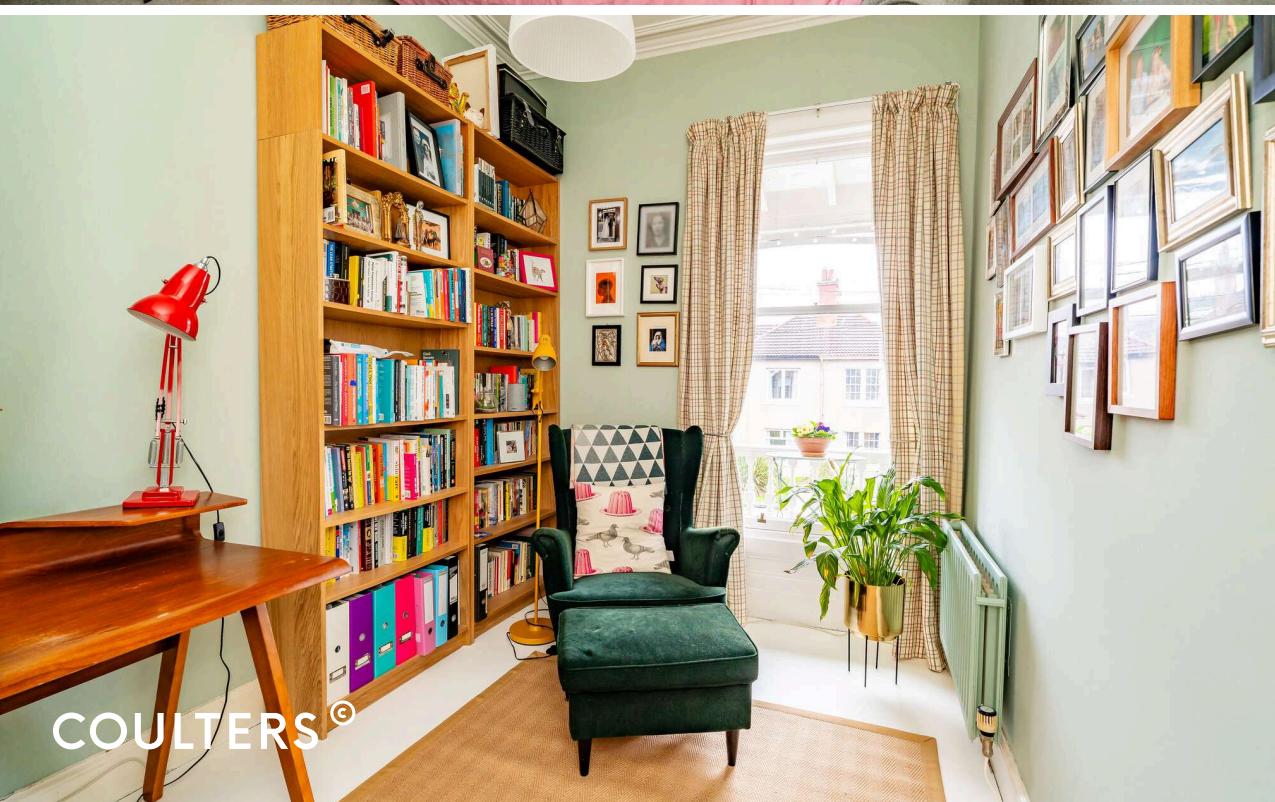


## KEY FEATURES

- Well proportioned semi-detached house.
- Four bedrooms.
- Generous rear garden with side access.
- Unrestricted on street parking.
- Within a short walk to Portobello Beach.
- Fantastic local amenities and transport links to the City Centre nearby.
- EPC Rating - D
- Council Tax Band - G



The heart of the home is the beautifully proportioned kitchen, seamlessly integrated with a dining area, while an adjoining utility room provides convenient access to the extensive private rear garden - a tranquil setting perfect for alfresco dining, family gatherings, or simply enjoying the outdoors. A flexible dining room provides additional space and could easily serve as a fifth bedroom, complemented on the ground floor by a modern shower room and a separate WC.



## MORE INFORMATION

Upstairs, a distinctive cupola floods the landing with natural light, leading to three generous double bedrooms and a fourth single room ideal for a home office. The principal bedroom enjoys access to a charming front balcony and features a classic period fireplace, combining elegance with practicality. A sophisticated three-piece bathroom completes the first-floor accommodation.

Externally, the property is complemented by a meticulously maintained front garden and a substantial rear garden with double side gates, offering the potential to create driveway parking. With its combination of period elegance, flexible living space, and prime location on a highly desirable Joppa street, this home represents a rare opportunity to acquire a truly special family residence.





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## THE LOCAL AREA

Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

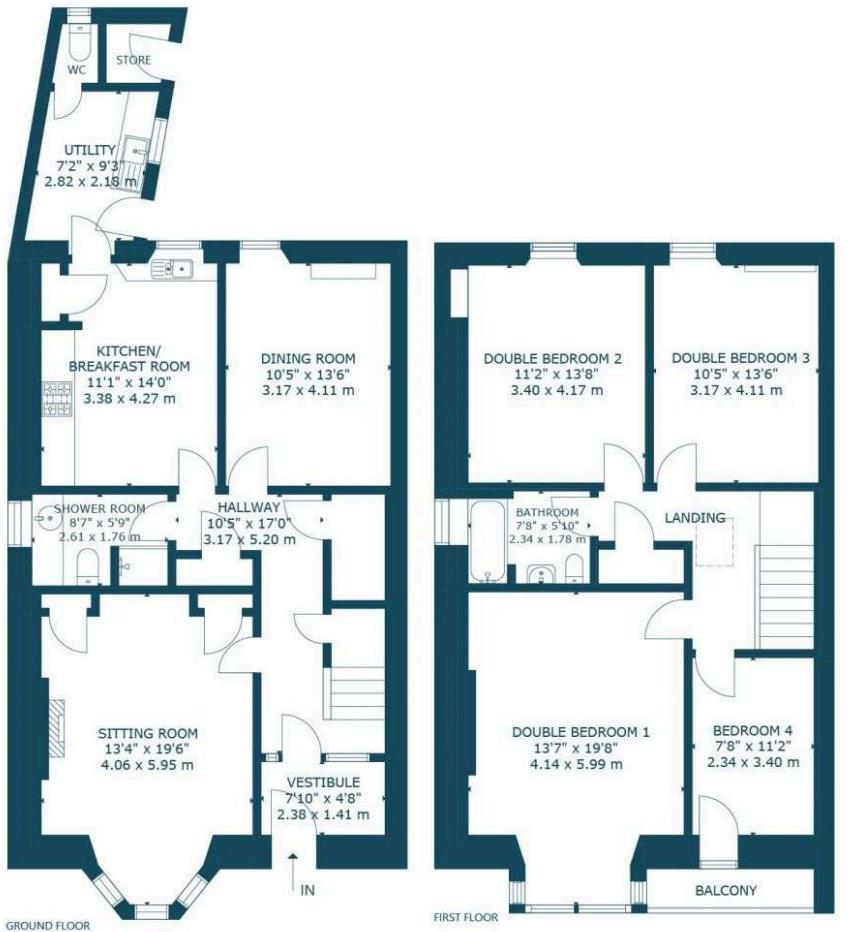
There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and a number of lovely local parks. The Fort Retail Park, which offers a wide selection of high street shops, is within a short drive.

The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £800,000**



51 MORTON STREET, JOPPA, EDINBURGH, EH15 2HZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,778 SQ FT / 165 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.