



**8/2 Seaview Terrace  
EDINBURGH, EH15 2HD**

A

*"8/2 Seaview Terrace is a superb 2 bedroom upper villa located in the highly sought after residential area of Joppa"*

- STAIRWELL
- HALLWAY
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITIES





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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 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 Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

## COUNCIL TAX

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

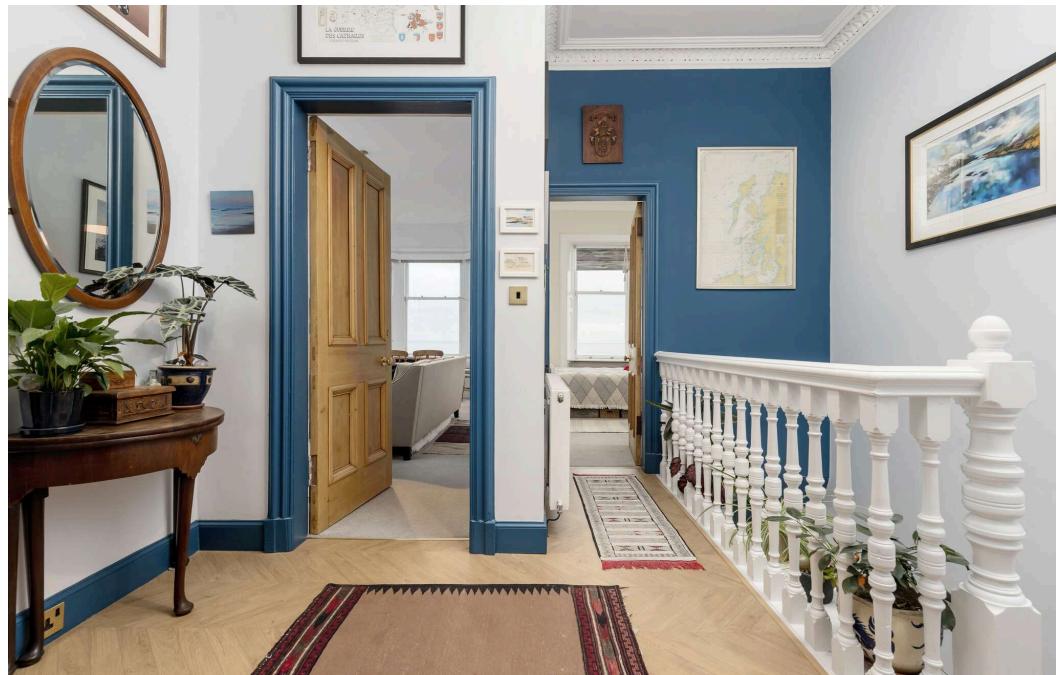


## DESCRIPTION

Forming part of a traditional building, 8/2 Seaview Terrace is a superb 2 bedroom upper villa located in the highly sought after residential area of Joppa, within easy reach of an excellent range of local amenities and the beach in Portobello, whilst being within quick and easy access of the City Centre. The beautifully presented property offers bright and stylish accommodation, in good order throughout, with the added benefit of stunning sea views and unrestricted on-street parking to the front. Entered through a shared entrance vestibule, the accommodation comprises: private stair leading to upper landing with skylight, allowing natural daylight to flood in; living room with feature log burning stove, ornate cornicing and bay window with open sea views; well-equipped kitchen with space for a small table; bedroom one with shelved recess; bedroom 2 and bathroom with mains operated shower over bath. Further benefits are: gas central heating; double glazing; shared floored attic; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band C

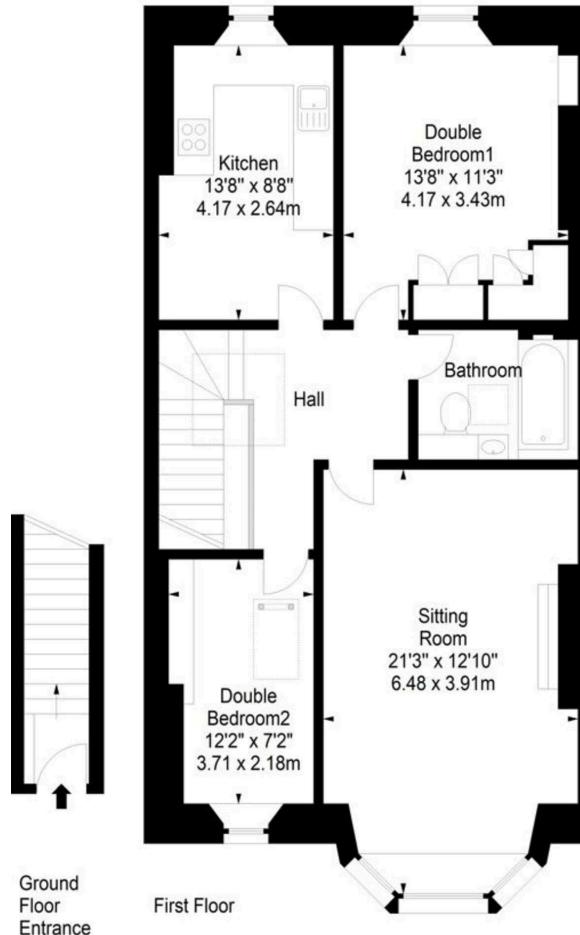
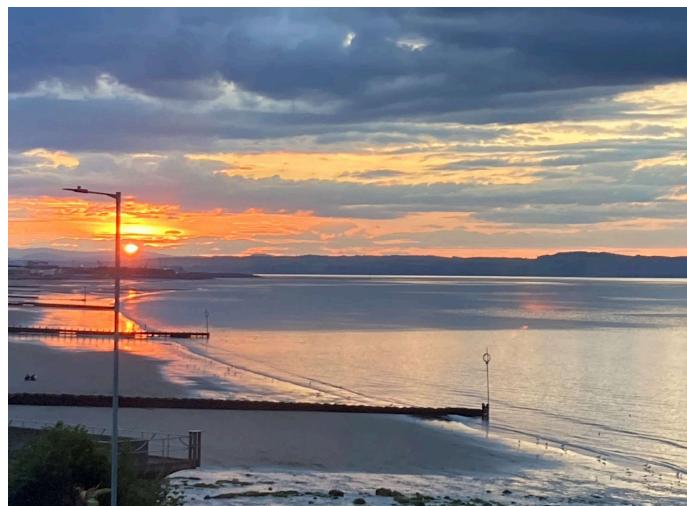




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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

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



Seaview Terrace,  
Edinburgh,  
Midlothian, EH15 2HD



Approx. Gross Internal Area  
862 Sq Ft - 80.08 Sq M

Attic

Approx. Gross Internal Area  
299 Sq Ft - 27.78 Sq M  
For identification only. Not to scale.  
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