

**60 Seaview Terrace, Joppa
Edinburgh, EH15 2HE**

OFFERS OVER £310,000



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- 1960's extended terraced villa on sea front with superb unobstructed views across The Forth
- Living/dining room and large conservatory
- Kitchen with appliances
- 3 bedrooms and bathroom/shower
- Double glazing and gas central heating (modern boiler)
- Front garden, south-facing rear garden and separate garage
- Popular coastal setting with excellent transport links
- EPC C

Description

Enjoying unobstructed sea views, this extended terraced villa is only yards away from the wide sandy bay and promenade. It greatly benefits from a south-facing rear aspect and a lock-up garage. The property was first purchased in 1964 and offers a timeless layout with comfortable accommodation arranged over two floors (93 sqm). It now requires further modernisation which has already been reflected in the valuation figure. A lengthy living/dining room features a large picture window with view to front whilst patio doors open into the south-facing conservatory. The kitchen also gives access into the extension. All three bedrooms and the bathroom are positioned upstairs.





Central Heating and Double Glazing

Double glazed windows complement the gas central heating system which is operated by a 4-year old gas boiler.

Garden, Garage and Parking

The property has an easily kept front garden and a very sunny, tiered south-facing rear garden which gives direct access to the end terraced lock-up garage (accessible from Seaview Crescent). Unrestricted on-street parking is also available to the front of the property.

Location

At the east end of Joppa, 60 Seaview Terrace fronts the coastal road (B6415) on a well-served bus route leading to Musselburgh (2 miles) and Edinburgh (3.5 miles). It is quite literally a few yards away from the attractive promenade along award-winning sandy beaches and which includes a modernised swimming pool, champagne/seafood bar plus sailing/kayaking clubs. This largely residential suburb is extremely popular and neighbouring Portobello (0.5 mile) provides numerous shops (including Scotmid and Aldi), a bank, chemist, bakers and other social amenities. Good schools, parks and several golf courses are also immediately accessible. The wealth of major retail outlets at Fort Kinnaird is only a short 10-minute drive away.

Home Report

The property has been valued at £325,000 and the link to the Home Report is available via the web sites of Drummond Miller and ESPC.

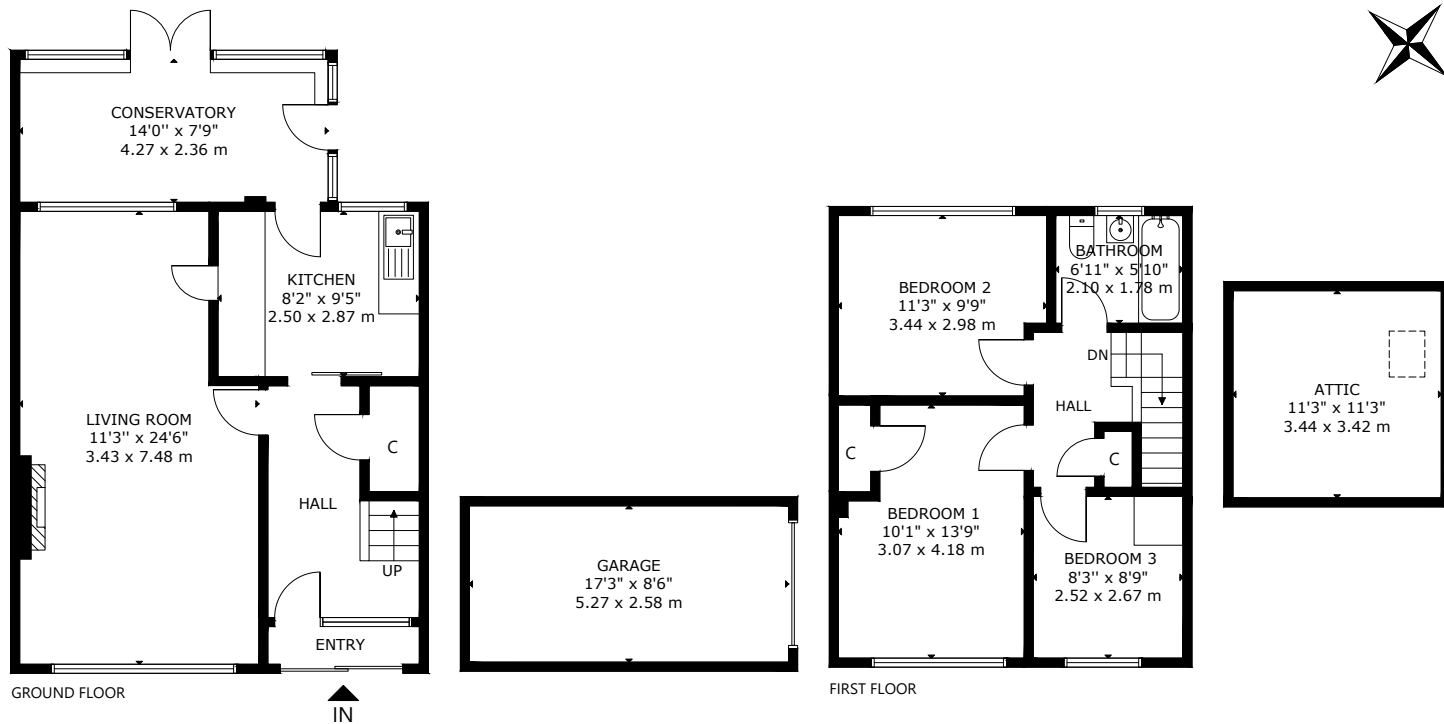
Council Tax and Energy Performance Certificate

The property has a C-rated EPC and lies in Council Tax band D.

Viewing

Telephone Agents 0131 229 3399 (075958 20611 out with office hours).





60 SEAVIEW TERRACE, EDINBURGH, EH15 2HE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,001 SQ FT / 93 SQ M
 GARAGE 146 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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