

**37 Eastfield, Joppa
Edinburgh, EH15 2PN**

OFFERS OVER £670,000



drummondmiller



- Mid terraced Victorian villa
- Impressive living room and separate dining room
- Fitted kitchen and downstairs shower room
- 5 bedrooms and upstairs bathroom
- Immense character and period features
- Lengthy walled rear garden directly bordered by shoreline with far-reaching sea views
- Popular coastal setting with excellent transport links
- EPC D

Description

Located right on the shoreline, this traditional sandstone villa enjoys stunning sea views across the Firth of Forth in the much admired district of Joppa. It has timeless Victorian character retaining several period features and it will undoubtedly suit a wide range of buyers, especially families. Internally, the property offers a versatile layout over two floors (152 sqm) linked by an original timber staircase. On the ground floor there is an elegant bay-windowed living room, separate dining room, double bedroom, fitted kitchen, shower room and outbuilding where the washing machine and boiler are situated. Three further double bedroom, a single bedroom/study and bathroom are positioned upstairs.





Central heating and double glazing

Double glazed windows complement the gas central heating system with combi boiler.

Garden and parking

There is a small front garden and a lengthy walled rear garden with far-reaching sea views which is bounded by Joppa Rocks and the sandy beach beyond. The property has unrestricted on-street parking available to the front. There is also a rear garden shed/workshop with electric.

Location

At the outskirts of Joppa, Eastfield is on the coast and a well-served bus route leading to Musselburgh and Edinburgh (3.5 miles). It is minutes away from Musselburgh harbour (half a mile) and the attractive Joppa/Portobello promenade along award-winning sandy beaches and which includes a modernised swimming pool, champagne/seafood bar plus sailing/kayaking clubs. This largely residential and most sought after commuting suburb neighbours Portobello which 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 £675,000 and the link to the Home Report is available via the web sites of Drummond Miller and ESPC.

Extras

All white goods and fitted carpets, curtains and blinds are included in the sale price. No warranties provided for the white goods.

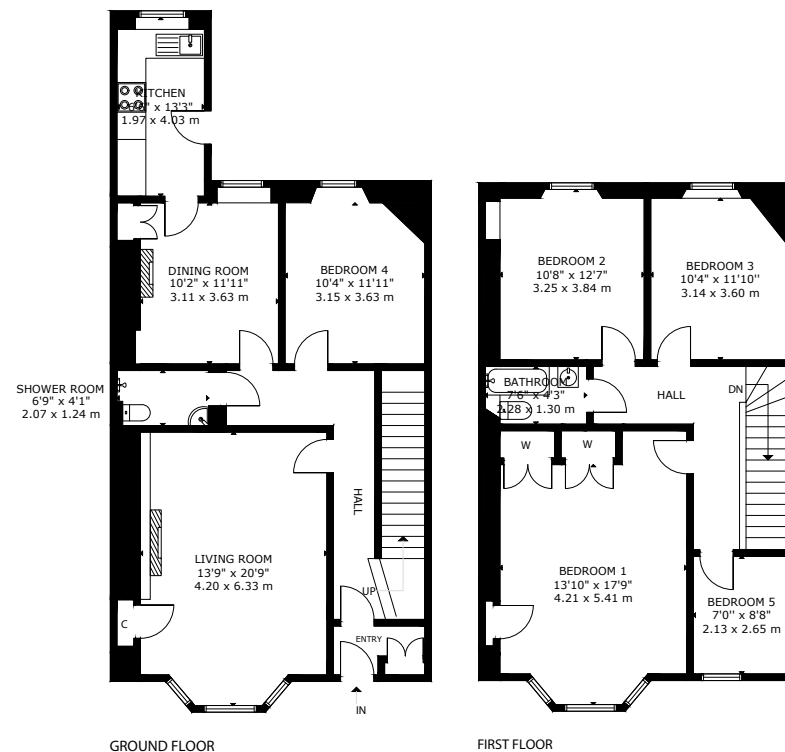
Council Tax and Energy Performance Certificate

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

Viewing

Telephone Agents 0131 229 3399





37 EASTFIELD, MUSSELBURGH, EH15 2PN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,876 SQ FT / 174 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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