

18 SOUTH MORTON STREET

JOPPA, EDINBURGH, EH15 2NB

This charming semi-detached villa offers a rare renovation opportunity in the exclusive coastal suburb of Joppa, just a short walk from Portobello's sandy beach. Providing versatile, well-proportioned accommodation with up to six bedrooms, a bathroom, a shower room, and two additional WCs, the spacious family home is complemented by a sizable enclosed garden (with a hardstanding area) and convenient unrestricted on-street parking.



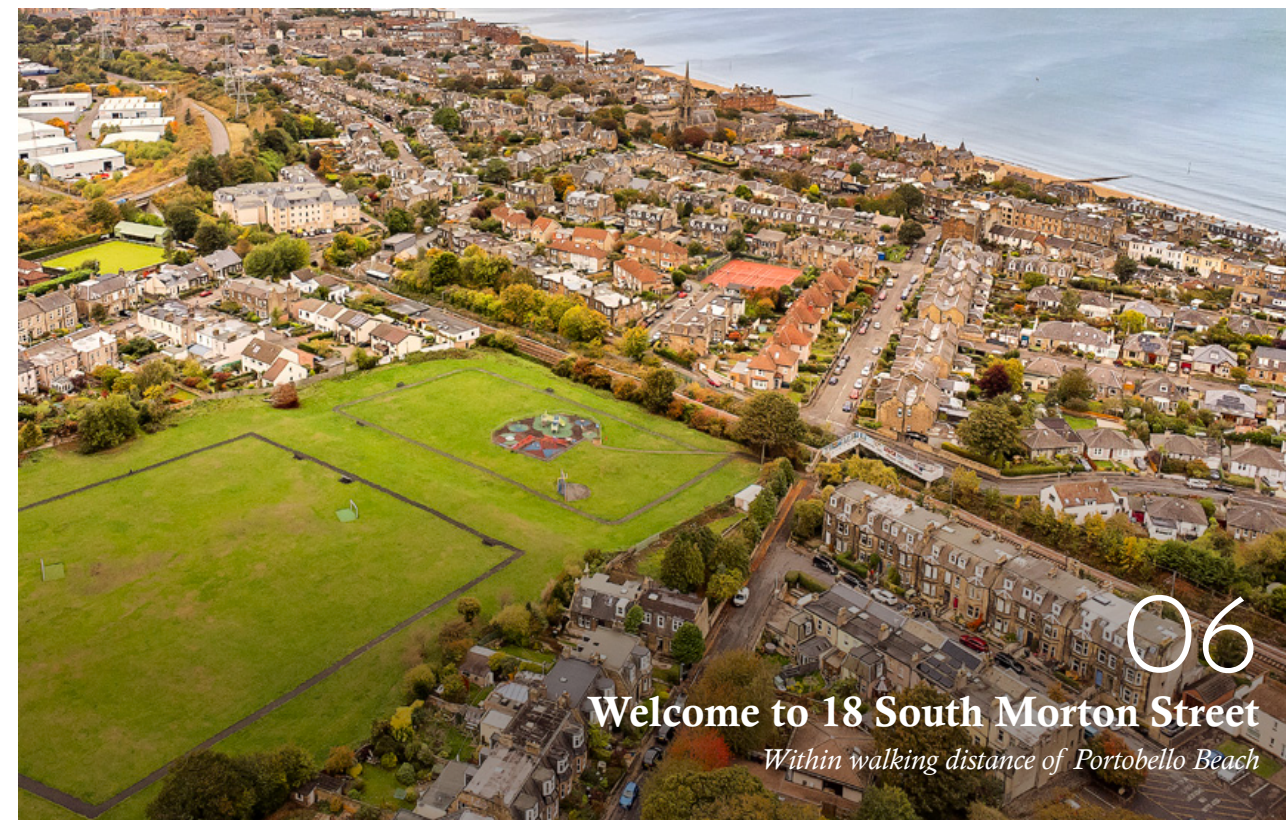


— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

M Cullerton

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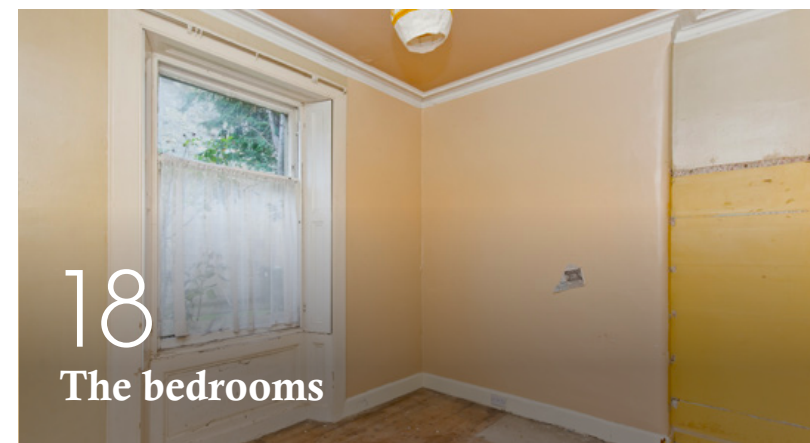
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Property Name

18 South Morton Street

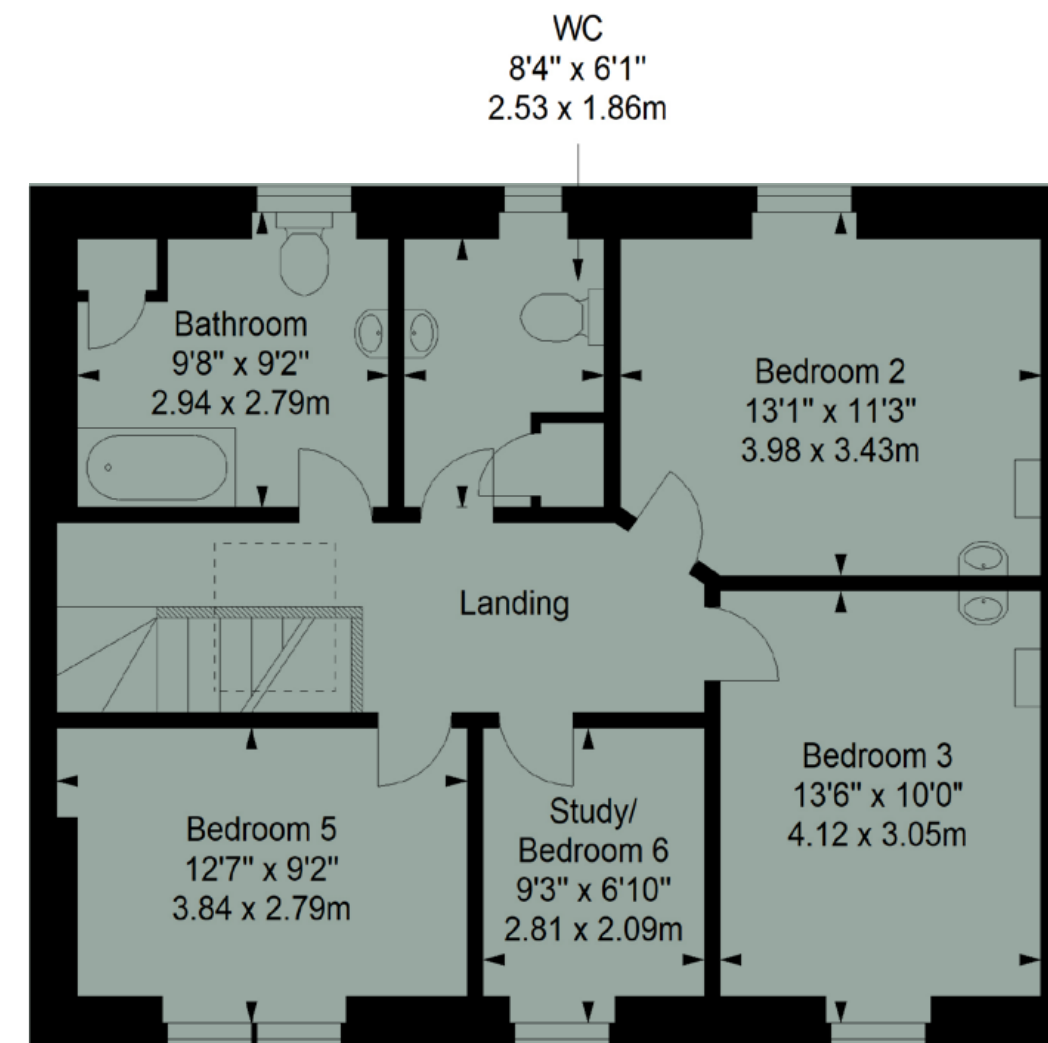
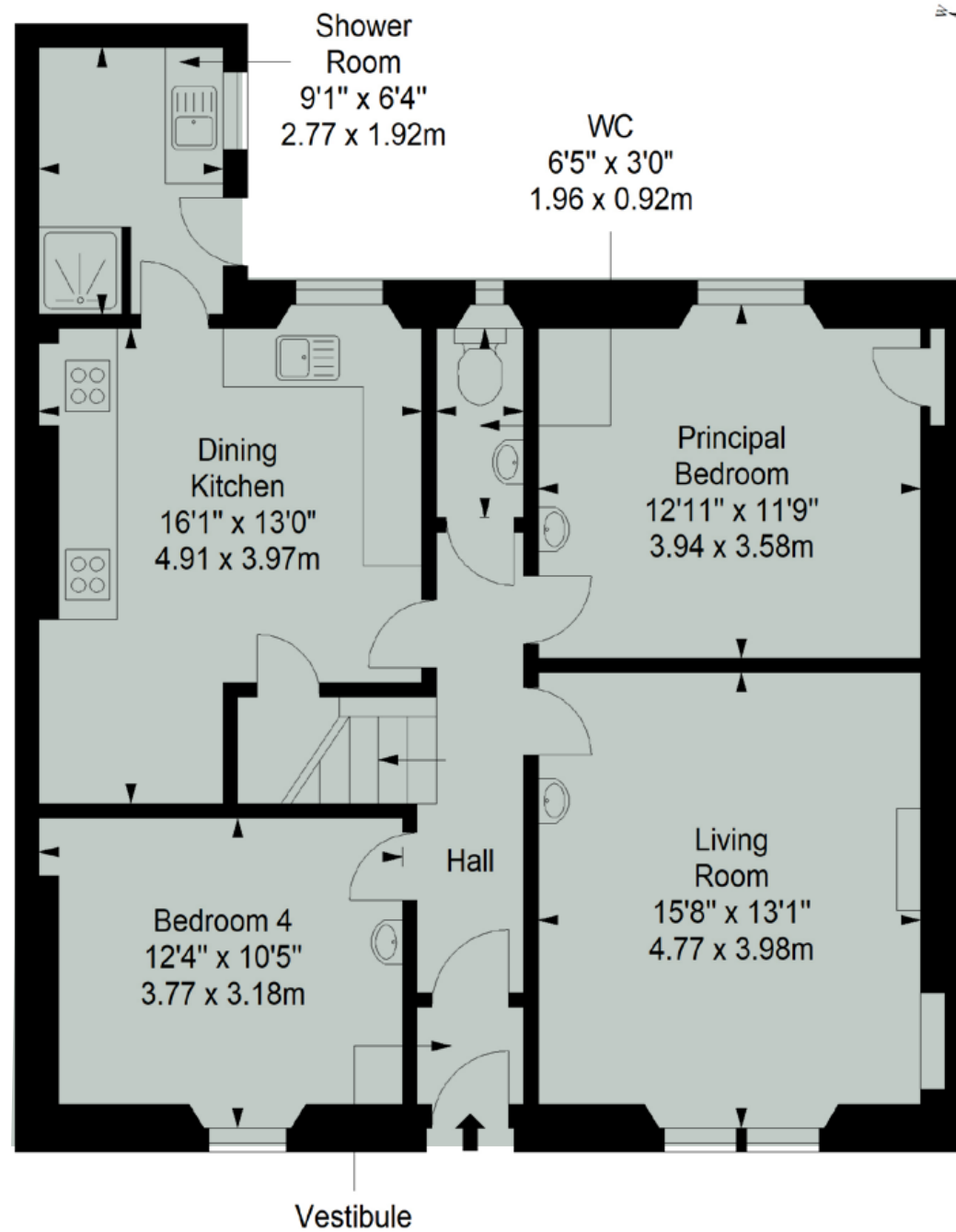
Location

Joppa, EH15 2NB

Approximate total area:

147.7 sq. metres (1589.9 sq. feet)

 - Ground Floor  - First Floor



Moments from Portobello Beach

Situated just four miles from the heart of the capital, this spacious Edwardian home will certainly appeal to families, enjoying a quiet setting adjacent to a public park, with schools, the beach, and rail links all accessible on foot. The A1 is also conveniently close by, while Portobello's bustling high street and the extensive shops and attractions at Fort Kinnaird Retail Park are both within a 10-minute drive.



18 South
Morton Street

Generous period villa



With a quiet off-road position, framed by leafy greenery, the dormer-fronted stone residence instantly charms, while also retaining characterful original features inside. Now requiring complete modernisation, the property offers buyers an exciting opportunity to create a home fully tailored to their style preferences and layout requirements, while adding value to a highly coveted address. The space on offer could also suit a hospitality venture, subject to obtaining the necessary consents.

GENERAL FEATURES

Exciting renovation opportunity in coastal Joppa
Within walking distance of Portobello Beach, local schools, and rail links
Charming Edwardian semi-detached villa
Exceptionally spacious and versatile interiors with period features
Home Report value - £500,000 | EPC Rating - D

ACCOMMODATION FEATURES

Vestibule and entrance hall with guest WC
Elegant living room with an intricate cornice, storage, and a focal fireplace
Bright, social dining kitchen
Five double bedrooms over two floors (four with washbasins)
Single bedroom/study
Ground-floor shower room with garden access
First-floor bathroom with shower-over-bath and storage
Additional first-floor WC with storage
Gas central heating

EXTERNAL FEATURES

Walled grounds with an appealing off-road position
Front garden
Sizeable rear garden framed by leafy greenery
Rear hardstanding area
Unrestricted on-street parking

Vestibule and entrance hall

With a guest WC

An encaustic floor-tiled vestibule flows into an entrance hall, adorned with period cornicing and leading through to a living room at the rear.



Illuminated by wide windows, the spacious living room enjoys an intricate cornice, a focal fireplace, and recessed shelving with cupboard storage. There is also a washbasin, presenting the option for a further bedroom.



Living room



Bright, social dining kitchen



Including dining alcove with banquette seating

Also enjoying a garden outlook, the bright and airy kitchen offers excellent scope for redesign, allowing the opportunity to create a space perfectly catering to modern family living. It currently features fitted units, workspace, a freestanding gas cooker, and built-in pantry storage. In one corner, an intimate dining alcove with banquette seating is ideal for family meals or relaxed entertaining.

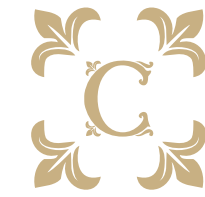




Set over two floors, the property's six bedrooms provide flexibility for sleeping quarters, home working, or an additional reception room.

Six bedrooms

Offering flexible accommodation



Two double bedrooms are located on the ground floor, each with a handy washbasin and one enjoying a garden-facing aspect.



Naturally lit landing



Upstairs, reached via a naturally lit landing, are three further double bedrooms (two with washbasins) and a single bedroom or quiet study.



The Bathrooms

*Convenient shower room and
bathroom, plus two extra WCs*

The interiors come well-appointed with facilities now ready for modernisation. On the ground floor, a guest WC is located off the hall, while a bright shower room is accessible from the kitchen and provides access to the garden – an ideal space to repurpose as a utility area. Upstairs, the light and airy bathroom includes a bath with an overhead shower and built-in linen storage. A separate fourth WC on the first floor offers further convenience.



Extensive secure garden

and parking



Enclosed by stone walling, the grounds comprise a small front garden and an impressively long, mature rear garden, framed by evergreens for privacy and featuring lawned and shrubbed areas. A hardstanding area at the far end offers potential for private parking or a garage, subject to obtaining the necessary consents and ensuring accessibility. Additionally, a side gate provides access to the street, where ample unrestricted parking is available.



*"...between trendy Portobello
and popular Musselburgh..."*

Joppa

Hugged by golden sandy beaches and within sight of majestic Arthur's Seat, Joppa has long been one of the most desirable suburbs in the capital. Situated just over three miles northeast of the city centre, between trendy Portobello and popular Musselburgh, Joppa offers all the charm of a Victorian seaside town with all the advantages of city living. Its local amenities are supplemented by Portobello High Street (a bustling thoroughfare lined with high-street shops and independent retailers) and by several major supermarkets in neighbouring Musselburgh. For more extensive shopping facilities, Fort Kinnaird is just a short drive away and is home to more than fifty outlets, eateries and a multi-screen cinema. Owing to its coastal setting, Joppa promises an active outdoor

lifestyle to suit every taste: from relaxed strolls along the beach and rounds of golf in picturesque East Lothian, to exhilarating water sports or hikes up Arthur's Seat. Just along the waterfront is Portobello Swim Centre, which boasts first-class indoor swimming facilities, as well as beautifully restored Turkish baths. Joppa is within the catchment area for fantastic state schools and is also convenient for Loretto School in Musselburgh. The town enjoys excellent public transport links into the city centre, including train services from Brunstane station and comprehensive day/night bus routes, as well as ideal proximity to Edinburgh City Bypass and the A1.



SCHOOLS

State Schools: Brunstane Primary School, Portobello High School

Independent Schools: Loretto School, Fettes College, George Heriot's School, George Watson's College, Erskine Stewart Melville School

CULTURE

A lively and varied calendar of events and festivals held at several Portobello venues

SHOPPING

Portobello High Street, Fort Kinnard Retail Park

#1

CHARMING SEASIDE LOCATION CLOSE TO CENTRAL EDINBURGH

LOCATION



Joppa – an exclusive coastal suburb

TRANSPORT



Bus – 26, X26, N26, 44, N44, 19, 124

Tram Stop – The Shore (3.6 miles)

Train Station – Brunstane (0.3 miles)

Airport – Edinburgh International (12.2 miles)



SPORTS

Joppa Tennis Courts, Portobello Swim Centre, Portobello Golf Course, Pure Gym Edinburgh Fort Kinnaird

FOOD & DRINK

Cosy pubs, cafés, bistros, takeaways, and beachfront eateries in neighbouring Portobello

PARKS

Portobello Beach, Joppa Quarry Park

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

07931 378008

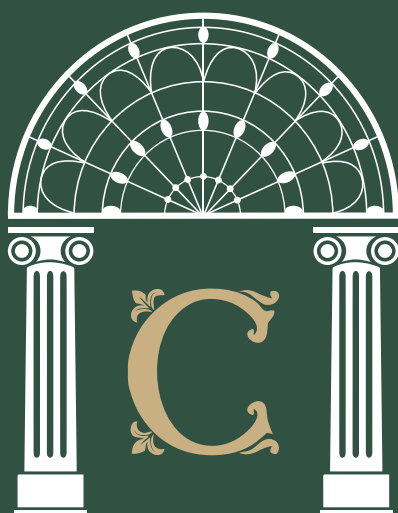
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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

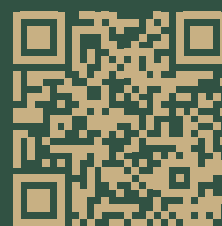
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SCAN TO DISCOVER MORE

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