

34 SEAVIEW TERRACE

JOPPA, EDINBURGH, EH15 2HE

A contemporary coastal retreat in exclusive Joppa



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

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SITUATED
EAST

{ OF EDINBURGH ON
THE RUGGED FIRTH OF
FORTH COASTLINE }

*one of the most desirable
residential postcodes in
the capital.*



ARCHITECTS
CERTIFICATES
*suitable for
mortgage lenders*

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Traditional high street shopping - With Portobello to the west and Musselburgh to the east, residents of Joppa have outstanding services and amenities, practically on their doorstep.

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A trio of terraced town houses - Occupying a prime plot on Seaview Terrace with unobstructed view across the Firth of Forth and back towards the sandy shores of Portobello Beach, this architect-designed development of three contemporary, triple-storey town houses represents a rare and exciting opportunity to acquire a stunning coastal home in a coveted location.



Specification

GENERAL

Architects Certificates suitable for mortgage lenders, new double glazed windows, walls and ceiling painted in matt emulsion finish, generous internal storage, landscaped private south-facing gardens, balconies to front and rear, 2 year warranty for plumbing, heating and electrical systems and prewired for full audio visual systems.

KITCHENS

Quality designer kitchens
Integrated Siemens appliances to include:
Gas hob
Electric fan assisted oven
Built in extractor unit
Fridge/Freezer
Dishwasher
Granite worktops
Full height splashback panels
Stainless steel sinks
LED lighting
Utility areas plumbed and wired for washing machines and condensing dryers

BATHROOMS & EN-SUITES

High quality contemporary bathrooms and en-suites to include:
Duravit wall mounted wc's with concealed cisterns and chrome flush plate
Free standing baths with tiled bath panels
Vanity units with moulded basins in bathrooms
Large low-profile shower trays with frameless glass screens
Polished chrome taps and shower/bath valves
Chrome heated towel rails
Quality tiles flooring and to full height on certain walls
Shaver socket

FLOORING

Engineered wide board oak flooring in hall and living areas
Deep pile carpets in all bedrooms
Quality tiles in kitchens, bathrooms and en-suites

HEATING & VENTILATION

High efficiency 'A' rated combination boilers with 5 years warranty
Traditional column style radiators in living rooms, kitchens, bedrooms and halls
Tall chrome towel rails in bathrooms and en-suites
Centralised mechanical extractor ventilation systems in kitchens, bathrooms and en-suites

SECURITY

Intruder alarm with 12 months paid contract
External security lighting

LIGHTING & ELECTRICAL

Recessed energy efficient LED ceiling lighting
5 amp lighting circuits to living areas
Bedside light switching in master bedroom
LED kitchen unit lighting
LED lighting in bathrooms and en-suites
Feature external lighting

**Specifications and brands may be changed to an equivalent or higher standard depending on suppliers.*

VIEWING ARRANGEMENTS

By appointment telephone Cullerton's on 0131 225 5007.

DESIRABLE JOPPA

Situated east of Edinburgh on the rugged Firth of Forth coastline, Joppa (along with neighbouring Portobello) has long been one of the most desirable residential postcodes in the capital.

In recent years, however, it has seen a massive surge in demand among young professionals and families keen to escape the hustle and bustle of the city. With its sandy beaches and breathtaking sea views, Joppa promises an idyllic coastal retreat in close proximity to central Edinburgh.

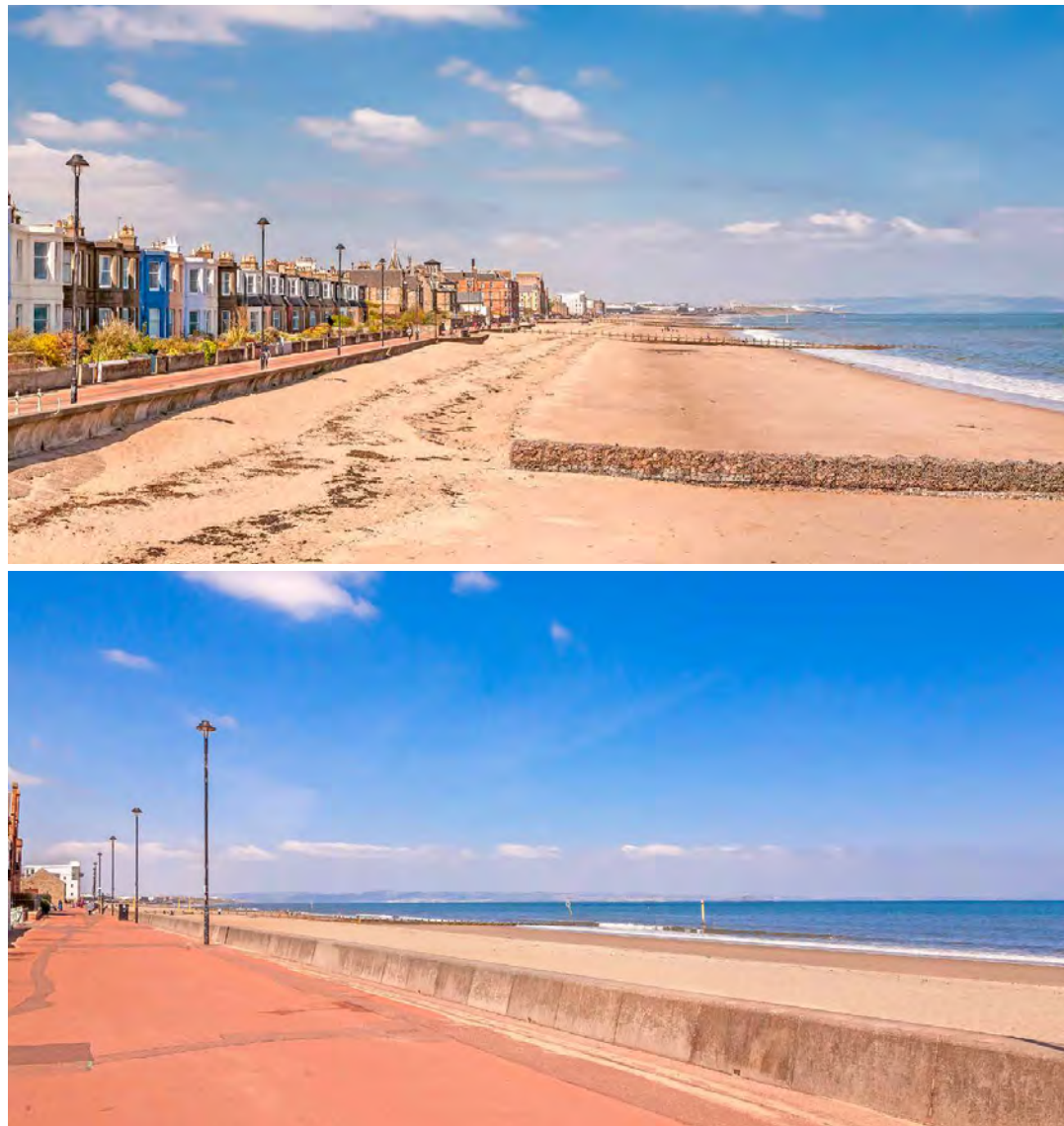


SALT WORKS TO SEASIDE RESORT



Over the centuries, Joppa has evolved from a lucrative salt production site, to a first-class destination in the golden age of the British seaside, to become one of Edinburgh's most desirable residential suburbs.

Joppa had been part of the major salt production industry along both shores of Firth of Forth since the 1630s, and this continued at Joppa Pans until as late as 1953, when the last salter retired. Already a favoured location for grand summer residences among Edinburgh's middle classes, by the late 19th century Joppa was also basking in the glory of neighbouring Portobello as one of Scotland's premier seaside resorts. Driven by the era of affordable transportation, locals and visitors alike arrived in their thousands to stroll along the two-miles of sandy beach and promenade, or enjoy the fun fair and amusements. Constructed in 1876, the promenade is one of the last remnants of Portobello in its heyday, however is still a much-loved destination with a quaint selection of seaside cafés and traditional pubs.



A wide-angle photograph of a coastal scene at sunset. In the foreground, a bright red kayak is partially submerged in shallow, rippling water. In the middle ground, three people are standing in another red kayak, facing away from the camera towards the horizon. The sun is a bright, glowing orb on the horizon, casting a long, shimmering reflection across the water. The sky is filled with large, dramatic clouds in shades of blue, purple, and orange. In the background, a row of buildings, including a prominent multi-story Victorian-style house, sits along the waterfront. The overall mood is peaceful and adventurous.

BRACING COASTAL WALKS AND WATER SPORTS

For an active lifestyle, Joppa offers no shortage of sport, fitness and outdoor pursuits to suit every taste: from invigorating strolls or cycles along the promenade, to jogging on the beach or even a bracing dip in the Firth of Forth. The beach itself hosts several kayaking and sailing clubs, and the carefully-restored Victorian baths on the waterfront (now Portobello Swim Centre) is home to one of only three operational Turkish baths in Scotland. Moving inland, residents of Joppa are never more than a few minutes' drive from the beautiful East Lothian countryside and its wealth of outdoor activities, such as cycling, walking and horse riding. And of course, East Lothian is something of a mecca for golf enthusiasts, and renowned for some of the most beautiful and challenging golf courses in the world.



TRADITIONAL HIGH STREET SHOPPING

With Portobello to the west and Musselburgh to the east, residents of Joppa have outstanding services and amenities, practically on their doorstep.

Perfect for everyday essentials and more, Portobello High Street (which merges with Joppa Road) is a bustling thoroughfare lined with an array of traditional shops and businesses, including a butcher, a fishmonger, a baker and a greengrocer. The High Street is also the centre of the buzzing social scene, which is fuelled by a growing selection of trendy bars and award-winning restaurants. Musselburgh High Street provides a similarly quaint shopping experience, plus a choice of major supermarkets including a Tesco Extra. Just a short drive away is Fort Kinnaird Retail Park - Edinburgh's leading shopping destination with over 70 high-street stores and major retailers, a selection of cafes and restaurants, plus a multi-screen cinema complex.



OUTSTANDING EDUCATION OPTIONS

With a desirable housing stock of large period flats, traditional terraced town houses and grand detached villas, Joppa is a popular choice for families looking for additional space and a more relaxed, small-town lifestyle.

Consequently, the area boasts an excellent choice of schools in both the state and private sector. Joppa is within the catchment area for Towerbank Primary School and Portobello High School, and also benefits from diverse independent childcare and schooling options. These include prestigious Loretto School in neighbouring Musselburgh - Scotland's oldest boarding school. Joppa is also just ten minutes' drive from the modern, purpose-built campus of Queen Margaret University.



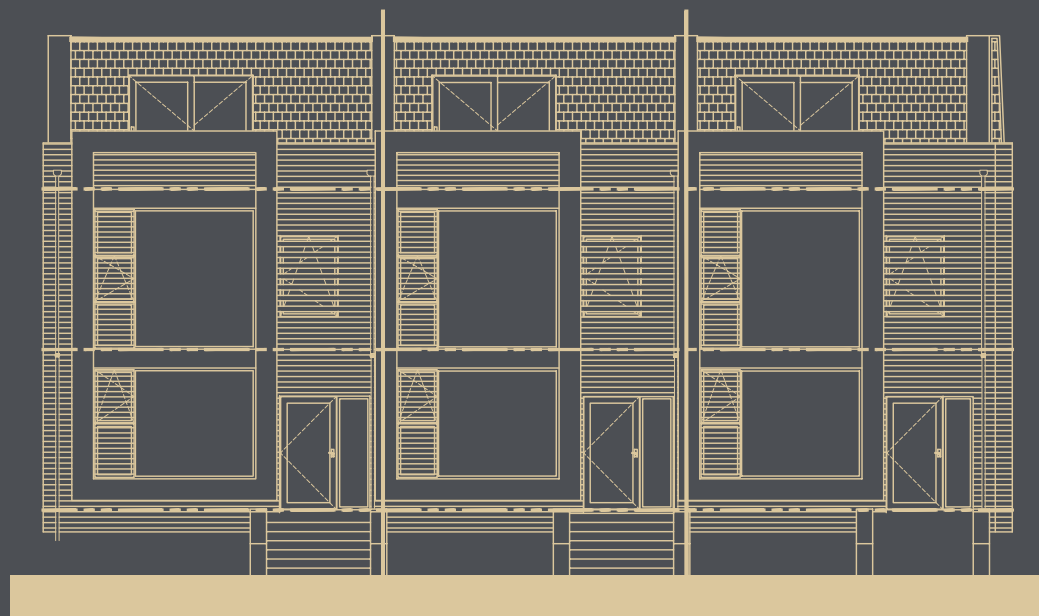
A TOWN WITHIN A CITY

Just four miles east of the bustling city centre, the largely residential suburb of Joppa promises all the tranquillity of a small town, with excellent transport links to the heart of the capital.

Edinburgh's central business and financial hubs can be reached in just fifteen minutes by car, while Brunstane train station (one mile away) offers forty-eight weekday services to Edinburgh Waverley station in just seven minutes. Commuters from Joppa can also take advantage of comprehensive public bus routes and cycle paths into the city centre. For travel further afield, Joppa is ideally located for the A1 trunk road, which in turn provides swift and easy access to Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the M8/M9 motorway networks.

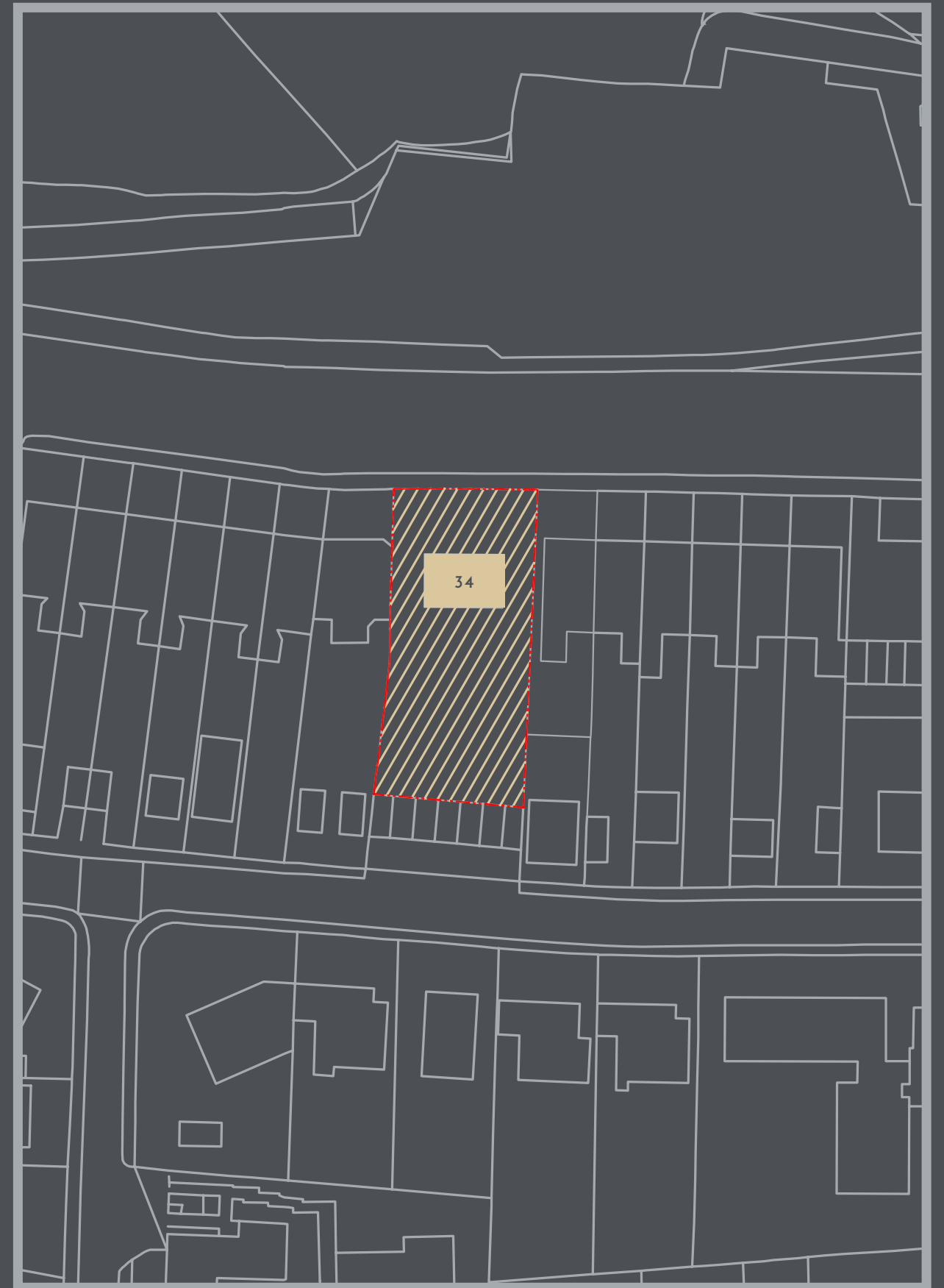


A TRIO OF TERRACED TOWN HOUSES

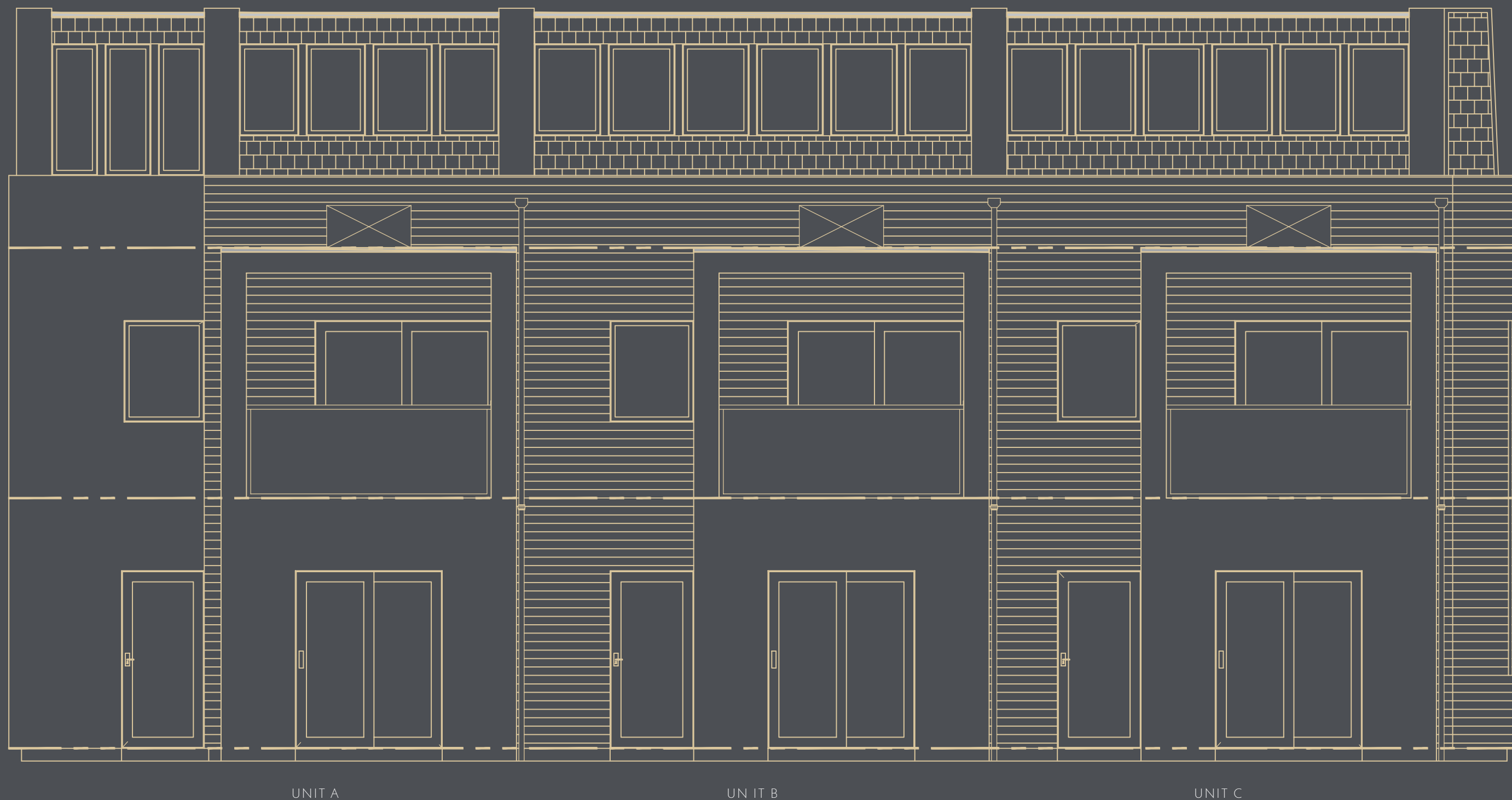


Occupying a prime plot on Seaview Terrace with unobstructed view across the Firth of Forth and back towards the sandy shores of Portobello Beach, this architect-designed development of three contemporary, triple-storey town houses represents a rare and exciting opportunity to acquire a stunning coastal home in a coveted location.

SITE LOCATION PLAN



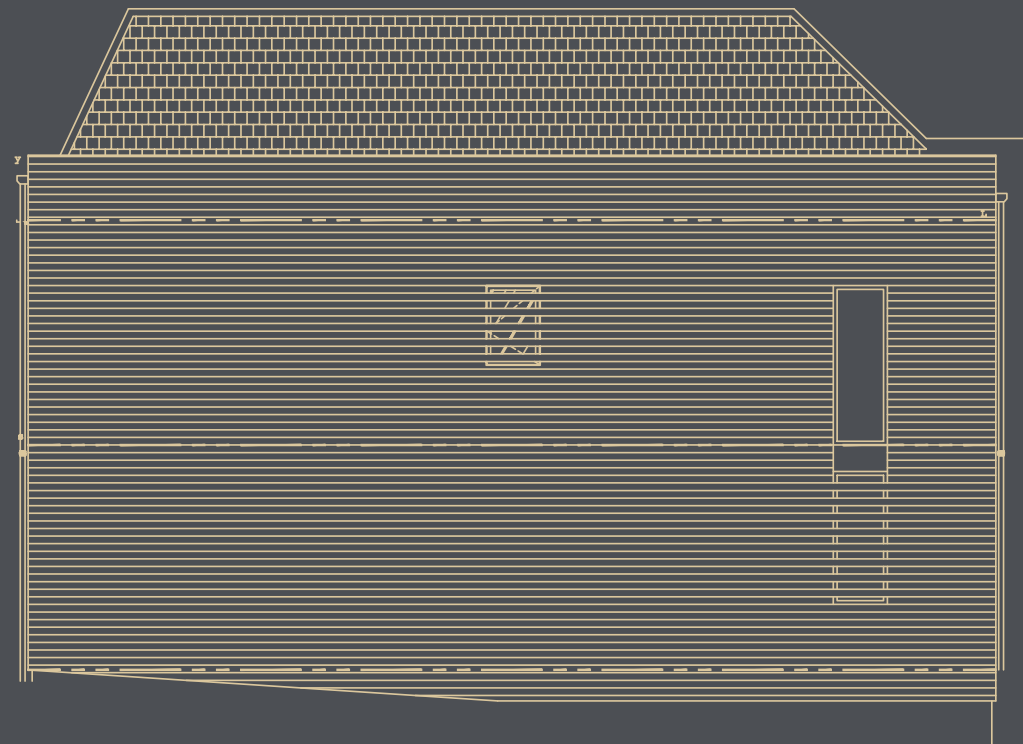
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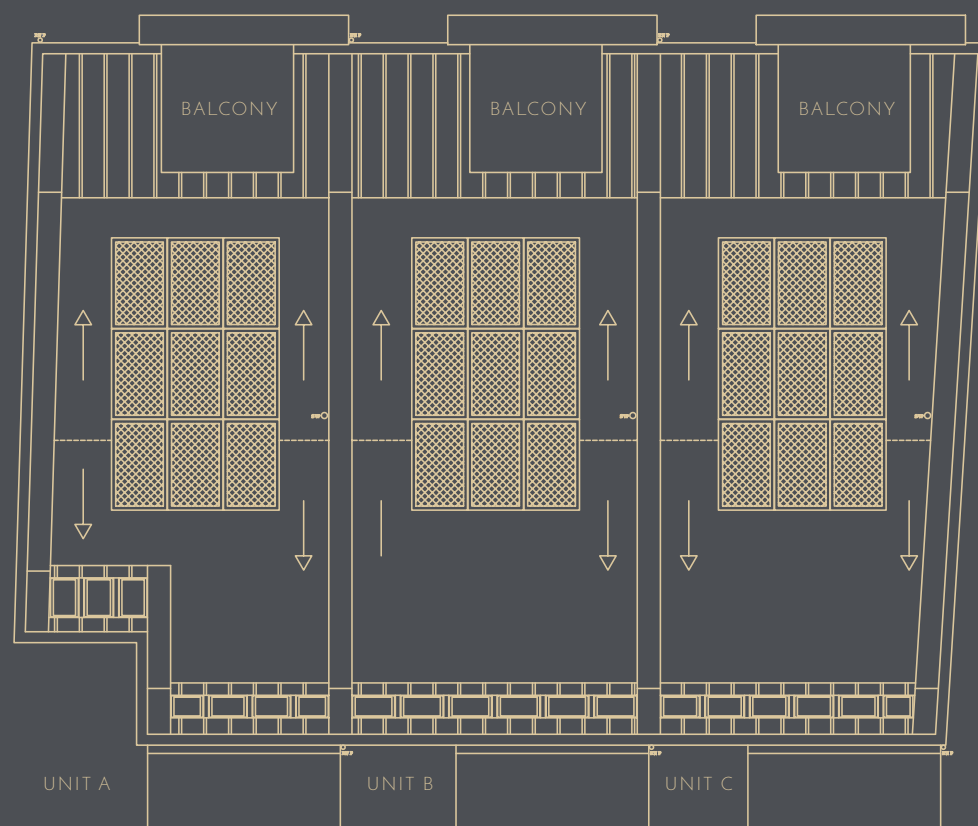
PROPOSED SOUTH ELEVATION

Sympathetically designed to both complement and challenge the surrounding period villas, the timber-clad town houses are reminiscent of traditional beach huts, yet on a far grander scale. Their dramatic blue and grey-stone façade draws on the rich palette of coastal hues, with vast swathes of glass to capture the magnificent natural light and ever-

changing sea views. The striking exterior is reflected inside too, with a flawless finish employing only the finest materials and state-of-the-art home technology. Furthermore, the design incorporates impressive eco-credentials, including roof-mounted photovoltaic installations, efficient LED lighting, high-spec double glazing and A-rated heating systems.



PROPOSED EAST ELEVATION



PROPOSED ROOF PLAN

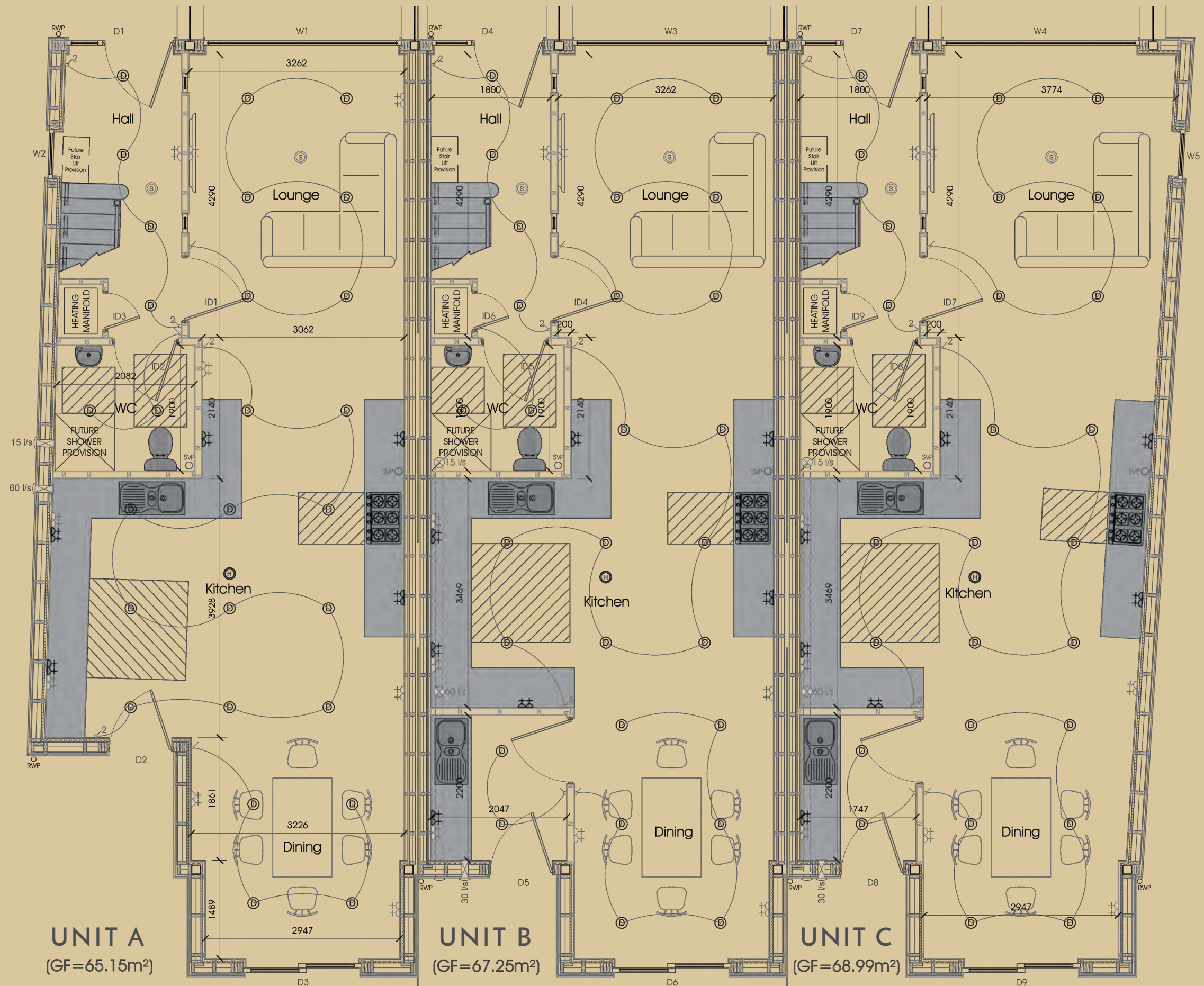


Varying only slightly in size and layout, the ground floor of each unit comprises a spacious hall with an accessible WC, leading into the open-plan living area. Spanning the entire depth of the property from front to rear, the space is zoned into dedicated yet cohesive living areas, including a lounge, a designer kitchen and a dining area with sliding patio doors onto the large, south-facing private garden. Units B & C also incorporate a separate utility room with plumbing/wiring for laundry facilities and a back door to the garden.

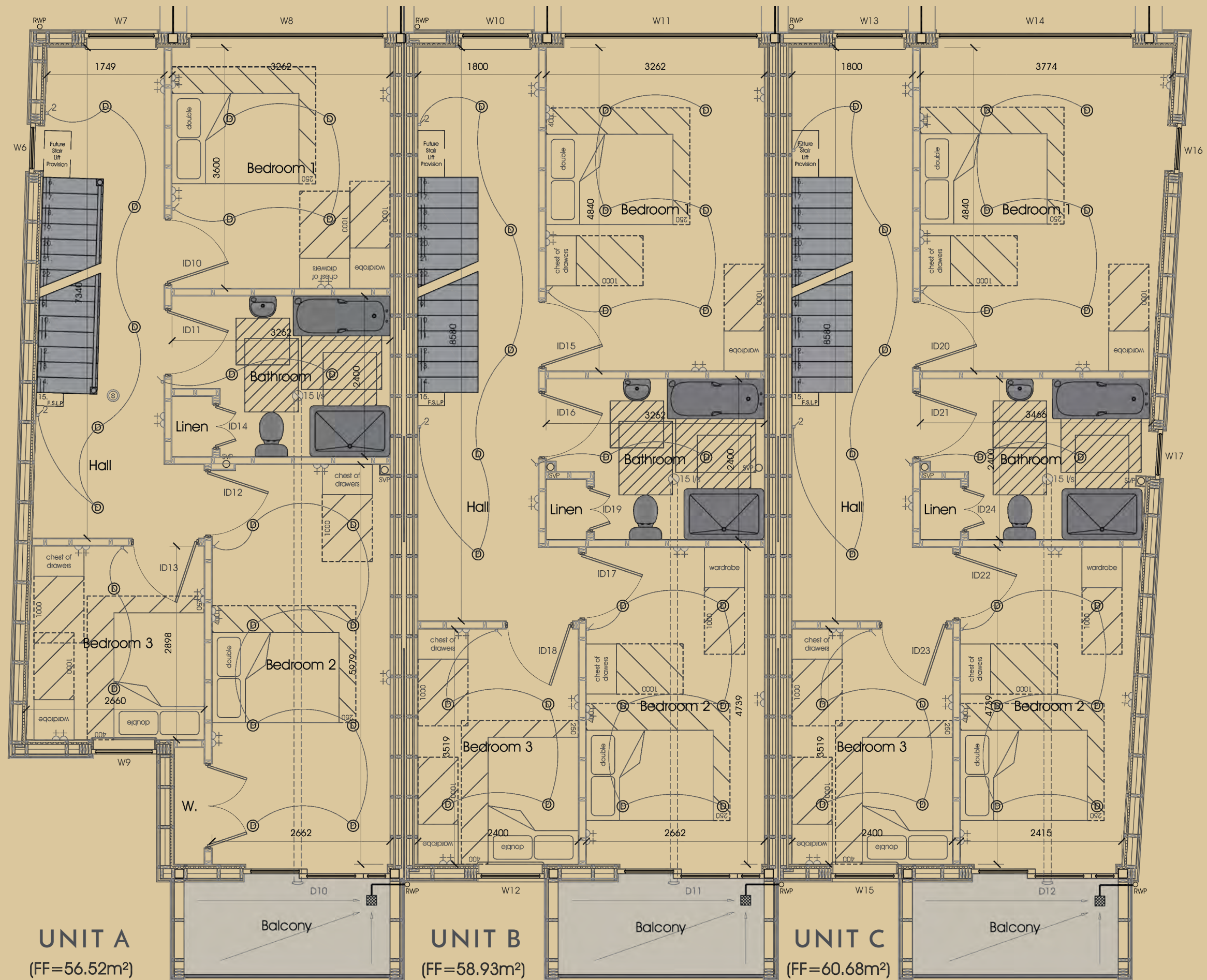
The first floor accommodates three double bedrooms, the largest of which boasts a private south-facing balcony and fitted wardrobes. These bedrooms share the luxurious four-piece family bathroom, which features a double shower compartment, a deep bathtub and a convenient linen closet.

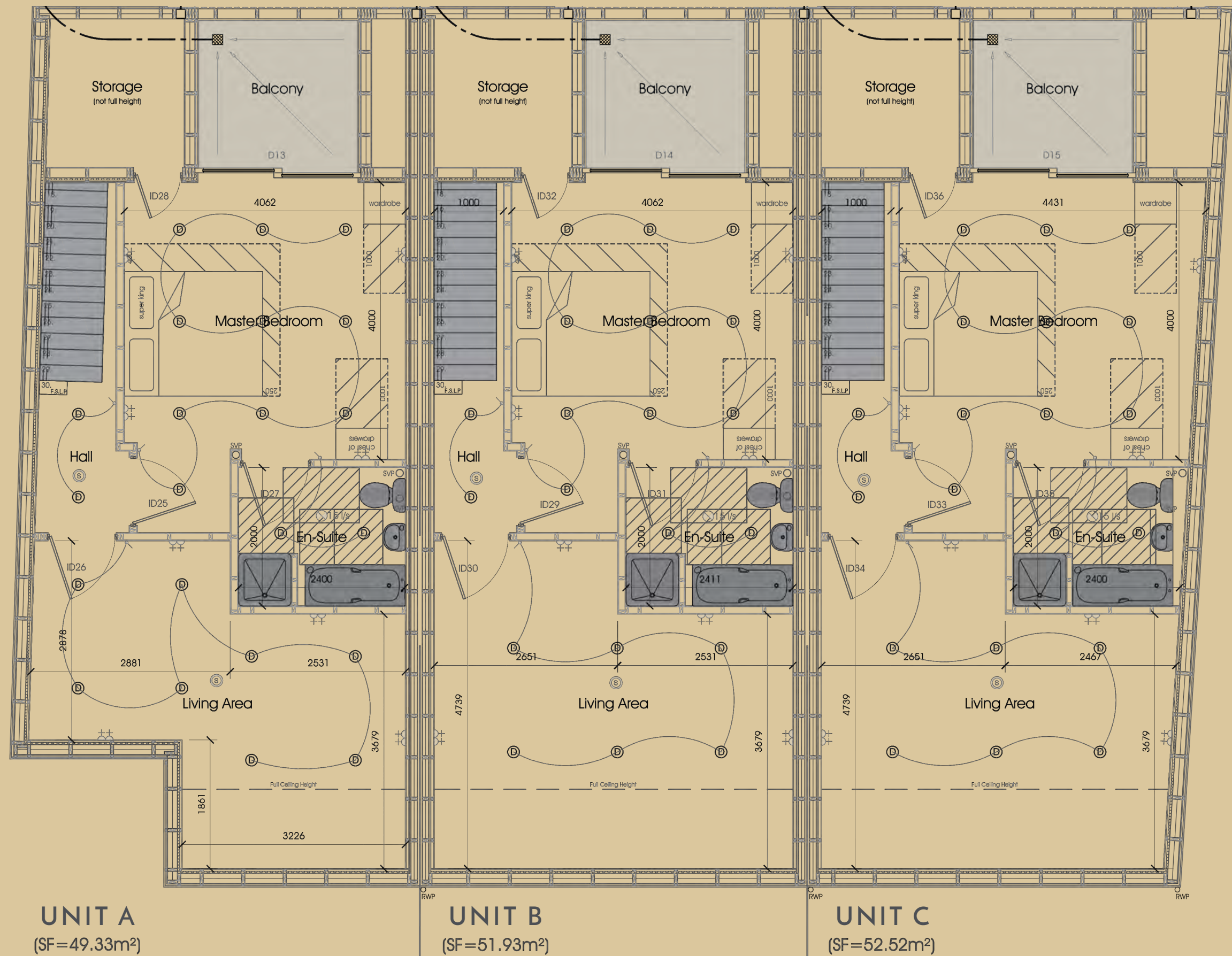
The lavish master bedroom on the top floor enjoys its own en-suite bathroom, a substantial storage cupboard and a private balcony with breathtaking views across the Firth of Forth. Completing this floor is a vast and versatile living area with a tremendous south-facing aspect.

Externally all units boast south-facing private gardens, balconies to the front and rear, and unrestricted on-street parking directly adjacent.



Proposed Ground Floor Layout
Scale 1:50







MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

Mark Cullerton

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



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