

**16 Seaview Terrace**  
**EDINBURGH, EH15 2HD**

**A**

# "16 Seaview Terrace is a traditional, mid-terraced Victorian villa, offering stunning northerly aspects across the Firth of Forth"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING/SITTING ROOM
- FAMILY BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- CONVERTED GARAGE/STUDIO
- GARDEN STUDIO









## 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, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. 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 (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. Sea swimming has become an increasingly popular year round activity. There is a thriving tennis club, monthly open air market and quarterly free newspaper The Portobello Reporter.

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



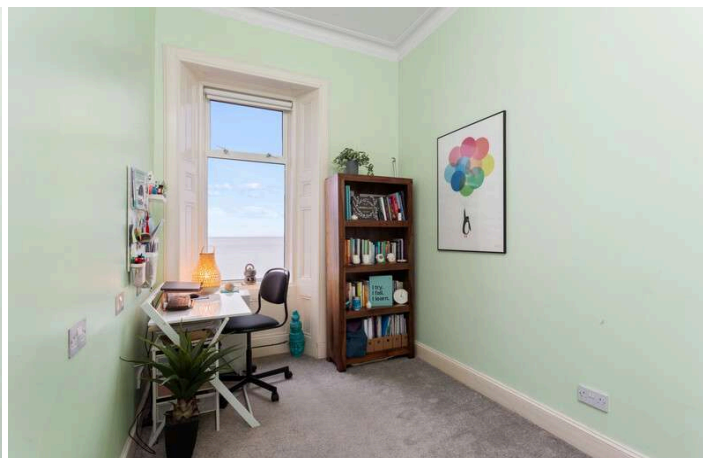
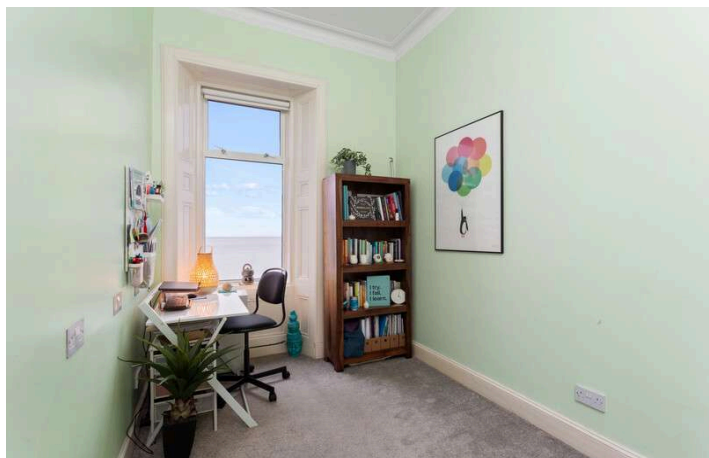
## DESCRIPTION

16 Seaview Terrace is a traditional, mid-terraced Victorian villa, offering stunning northerly aspects across the Firth of Forth and close to beautiful Portobello beach and promenade. The well-presented accommodation comprises: vestibule with encaustic floor tiles; welcoming 'L' shaped hallway with ample storage cupboards, ornate corning and maids bell; bright and spacious living room with bay window, ornate corning and feature fireplace; open plan, rear facing contemporary kitchen/dining/sitting room with a quality bespoke kitchen with ample floor and wall mounted storage cupboards and French door leading to the enclosed rear garden; large kitchen/utility room off with door to rear garden; family bathroom with mains shower over bath; beautiful, well-lit carpeted staircase with decorative bannisters leading to the 1st floor with a skylight which lets in an abundance of natural light; generously proportioned double bedroom 1 with ornate corning, walk in wardrobe and incredible, elevated views from the bay window; double bedroom 2; double bedroom 3; double bedroom 4/study and a family shower room with walk in large mains shower.

Externally, the property has an easily maintained front garden and enclosed, tiered low maintenance paved and decked rear garden which is facing due south. At the far end of the rear garden is a converted garage/garden studio with plumbing and stairs leading to a suntrap roof terrace and a further studio/garden office. Further benefits include gas central heating; double glazed windows and ample on street parking.

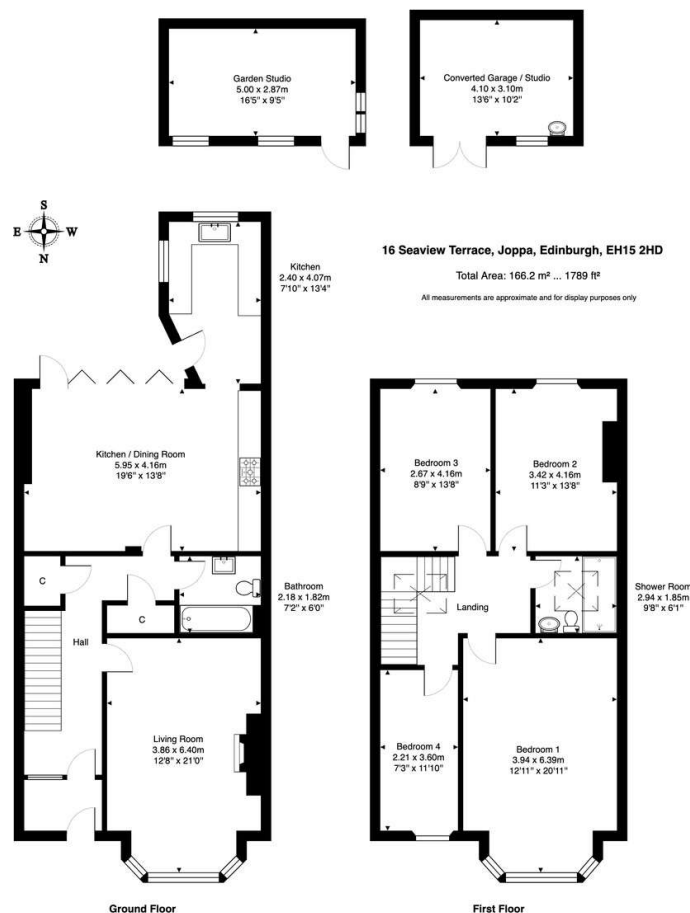
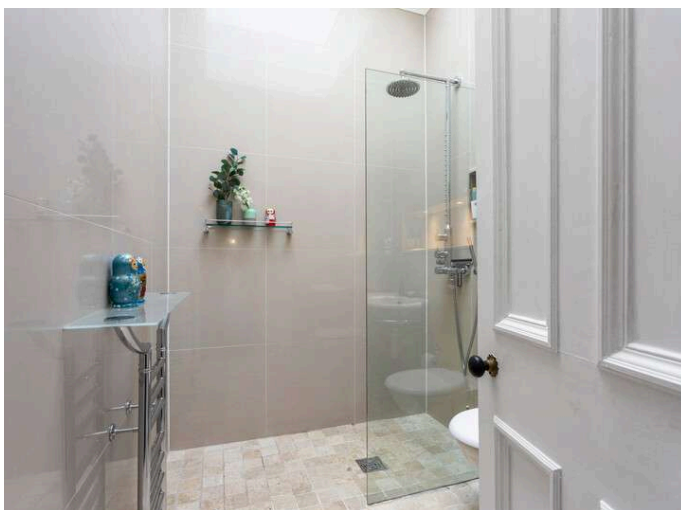
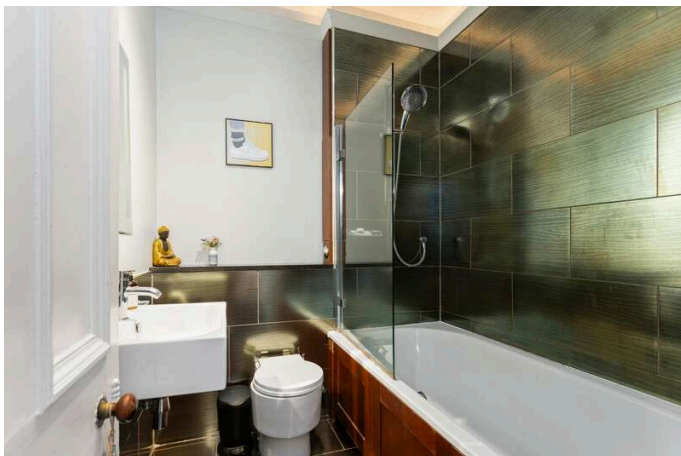
The energy efficiency rating for this property is band D





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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.



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