

19 Bedford Terrace
Edinburgh, EH15 2EJ

A

19 Bedford Terrace is a truly unique and rarely available B Listed detached home.

- HALL
- LIVING/DINING/KITCHEN
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED WALL GARDEN
- ON STREET PARKING
- CLOSE TO BEACH
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





19 Bedford Terrace, Portobello, Edinburgh, EH15 2EJ





LOCATION

Bedford Terrace is found in the peaceful conservation area of Joppa, a sought-after coastal suburb just 4 miles from the centre of Edinburgh. Together with the vibrant Portobello area it borders, Joppa is prized for its strong sense of community, seaside promenade, and expansive two-mile sandy beach. The area offers a mix of independent shops, cosy cafés, stylish bars and bistros, and a range of community-run venues offering an eclectic mix of events and courses. All this creates a village atmosphere with urban flair. Local shopping needs are well met by high street supermarkets, along with a vibrant selection of independent food retailers on Portobello High Street. Just a short drive away, Fort Kinnaird retail park offers a wide range of major brands, restaurants, and a multiplex cinema. For those who enjoy staying active, the area offers excellent recreational amenities. These include the Portobello Sailing, Kayaking and Rowing Club, the local tennis courts, and Portobello Swim Centre with a well-equipped gym, and Victorian Turkish Baths. There is a wood-fired sauna 2 minutes from the house. Golf enthusiasts can enjoy a round at the nearby Portobello Golf Course, and nature lovers are well-catered for with nearby parks, community allotments, scenic trails and coastal walkways. Families are well supported in terms of education, with Bedford Terrace falling within the catchment area for the highly regarded Towerbank Primary School and the newly developed Portobello High School. St. John's RC Primary is also nearby, and several independent schools including Loretto, George Watson's, and George Heriot's are readily accessible. The location benefits from excellent transport connections. Frequent bus services, proximity to the A1 and Edinburgh City Bypass, and quick access to Edinburgh Airport make commuting straightforward. Brunstane railway station, just minutes away, provides a direct link to Waverley Station in around eight minutes. Cyclists can take advantage of the National Cycle Network (NCN1), offering safe, scenic routes into the city and beyond.



DESCRIPTION

19 Bedford Terrace is a unique and rarely available detached dwelling benefitting from a substantial beautifully landscaped and private walled garden, all less than 50 metres from the beach. Located on a quiet residential street in the highly desirable seaside neighbourhood of Joppa, this rarely available home is just a short stroll from the promenade and excellent local amenities on Portobello High Street.

Tastefully extended and thoughtfully converted, the property seamlessly blends period charm with contemporary touches, while retaining many original features including high vaulted ceilings clad in old pitch pine with large roof windows and original exposed beams. Inside, the property is filled with warmth and personality, offering a versatile layout ideal for modern living. The bright accommodation on the ground floor comprises: a generous living / dining room with a stunning feature stained glass window; a fireplace; a kitchen open plan to the main living area; superb conservatory with direct access to the garden, perfect for year round enjoyment; a well-appointed family bathroom; two large walk-in cupboards; and a bright and spacious double bedroom on the ground floor. A staircase leads to the first floor, where you will find two additional charming double bedrooms, each with Velux windows and exposed ceiling beams that add character.

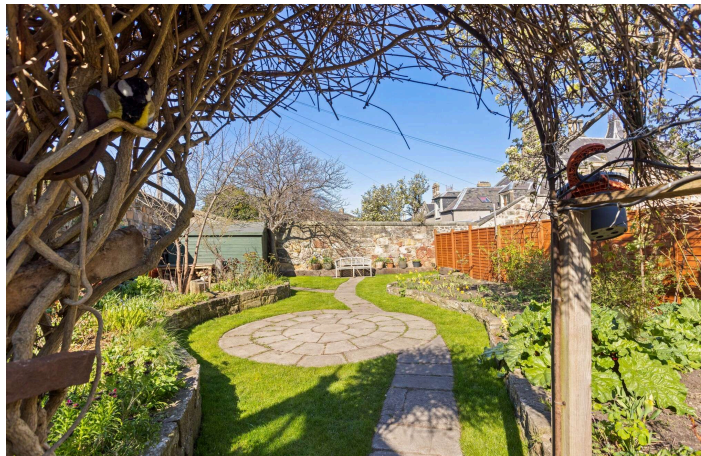
EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

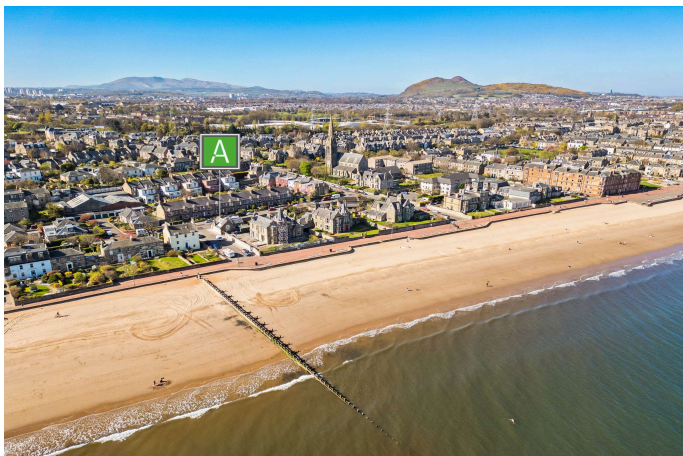
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



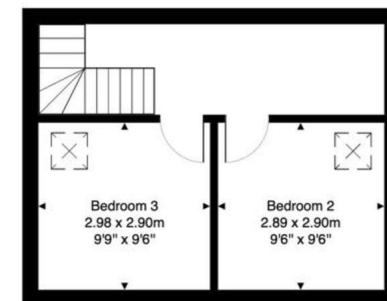
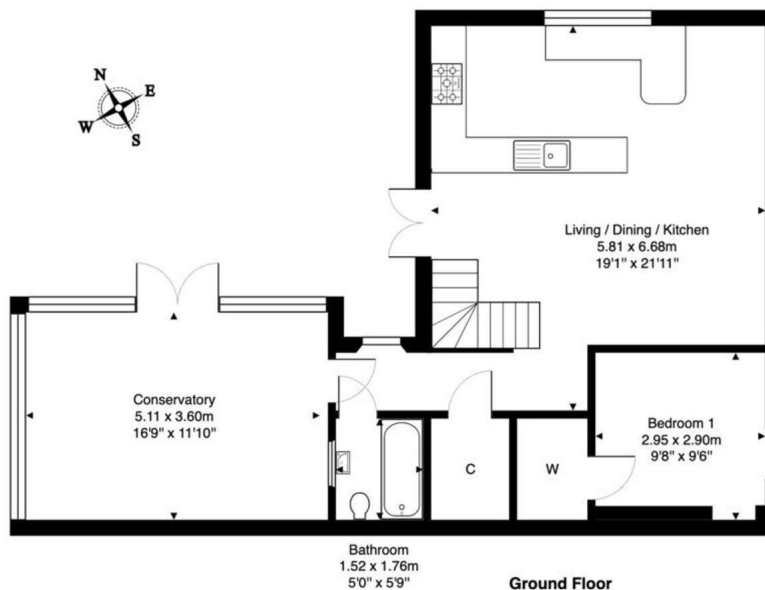


19 Bedford Terrace, Portobello, Edinburgh, EH15 2EJ

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.



19 Bedford Terrace, Portobello, EH15 2EJ



Total Area: 101m² ... 983 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

zoopla

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565