



47 Abercorn Terrace
Edinburgh, EH15 2DG



"47 Abercorn Terrace is an exquisite and immaculately presented four-bedroom double upper Victorian villa"

- STAIRWELL
- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING/KITCHEN/DINING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- BATHROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDEN









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. 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 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.

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

The energy efficiency rating for this property is band E

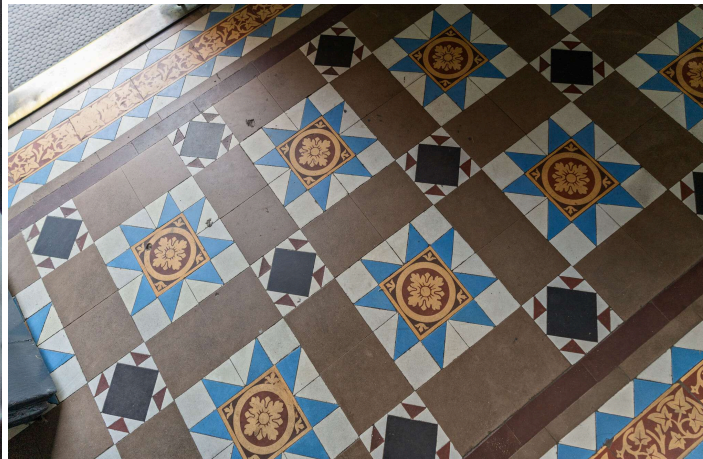


DESCRIPTION

47 Abercorn Terrace is an exquisite and immaculately presented four-bedroom double upper Victorian villa, forming part of a substantial and striking detached stone-built property in the highly sought-after residential area of Joppa. This outstanding conversion occupies the first and second floors, showcasing high-quality finishes, and an elegant blend of contemporary style and period charm. Boasting uninterrupted views across the Firth of Forth to Fife, the property combines generous proportions, high ceilings, and exceptional natural light to create a bright, airy, and welcoming family home. Ideally suited to modern family living, the flexible and thoughtfully designed layout can be adapted to meet a variety of lifestyle needs. Accessed via an impressive entrance hall with original encaustic floor tiles, a wide staircase leads past a beautiful feature window to a spacious landing, which provides access to the first-floor accommodation. This level comprises: a dual-aspect bay-windowed living room featuring an original fireplace as its centrepiece; a truly stunning open-plan lounge/kitchen/dining room with ample wall and base cabinets, ideal for both everyday living and entertaining; utility room; rear-facing double bedroom 3 and a stylish family bathroom complete with a roll-top bath and shower over which completes the 1st floor. A further staircase leads to the second floor, with generous bedroom 1 with dual-aspect views, fitted wardrobes, and exceptional natural light; double bedroom 2, also well-sized, featuring mirrored fitted wardrobes and striking northerly aspects; bedroom 4, perfect as a home office and a contemporary shower room with a mains-fed shower, completing the accommodation. Externally, the property enjoys a sizeable private garden to the front and a fantastic, enclosed garden to the side, an ideal setting for alfresco dining and summer entertaining. Further benefits include gas central heating and the convenience of on-street parking.

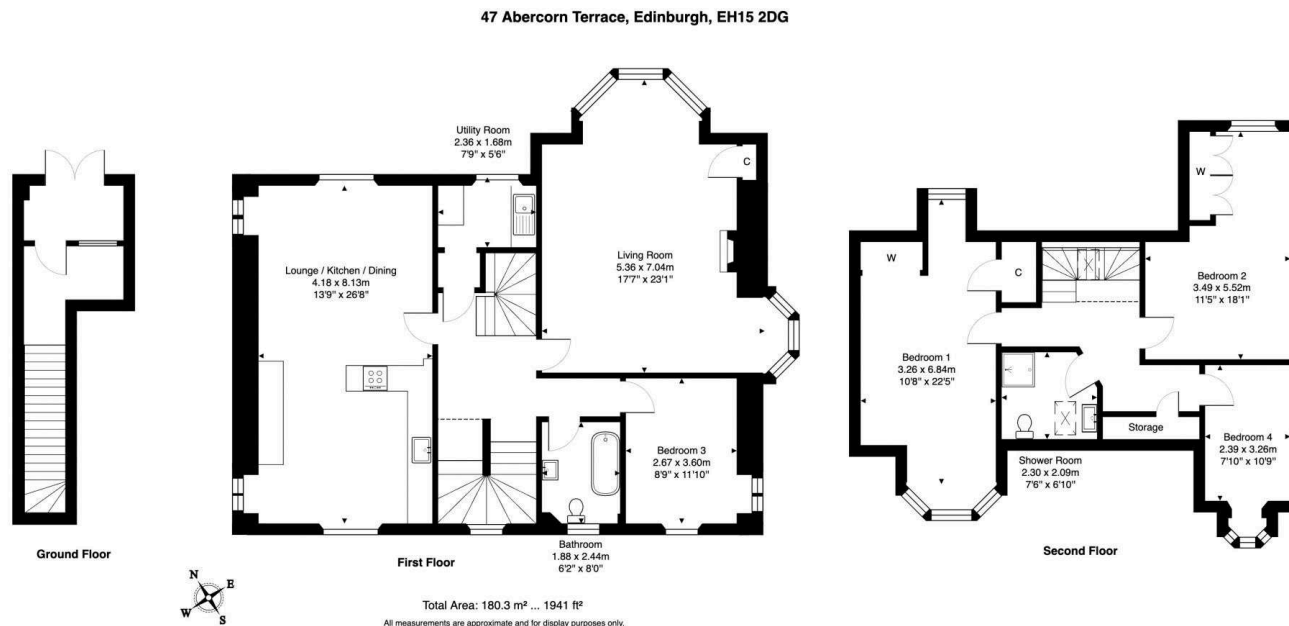
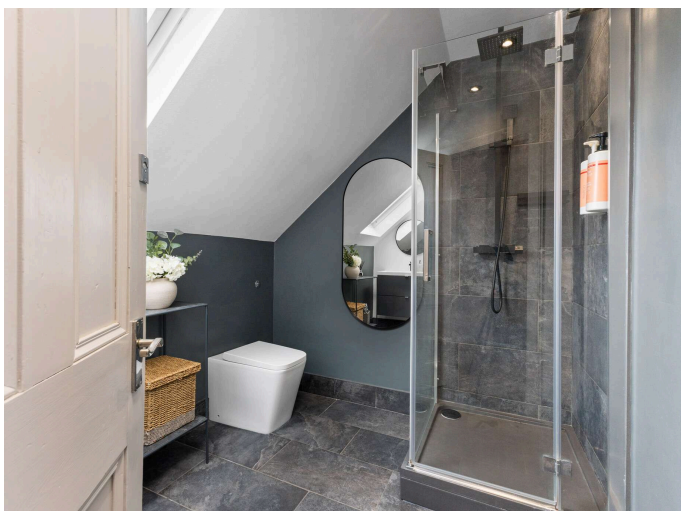
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