



14 Seaview Crescent
Edinburgh, EH15 2LU



"14 Seaview Crescent is set in the heart of Joppa, one of Edinburgh's most sought-after coastal communities"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/DINING/SITTING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE/STUDY
- EN-SUITE SHOWER ROOM
- BEDROOM FOUR
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE









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 and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaid 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, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

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



DESCRIPTION

14 Seaview Crescent is set in the heart of Joppa, one of Edinburgh's most sought-after coastal communities. This beautifully extended four-bedroom, two-public semi-detached home enjoys stunning elevated panoramic sea views. Positioned just a stone's throw from the beach, it offers a rare opportunity to enjoy peaceful coastal living while remaining within easy reach of the city centre. The accommodation comprises: a welcoming entrance hall; bright, northeast-facing living room flooded with natural morning light; modern open-plan integrated kitchen, dining and sitting room which is perfect for family life and entertaining with utility room off; versatile study or 3rd bedroom, complete with en-suite shower room. A carpeted staircase leads to the upper landing, where you'll find the generous double bedroom with extraordinary elevated coastal views; double bedroom 2 situated to the rear; bedroom 4 and a stylish family bathroom which completes the accommodation on offer. Externally, the property features a low-maintenance front garden with mature shrubs and flowers, along with a single garage. To the rear is a superb south-facing, twin-tiered garden, offering a paved terrace ideal for summer dining and relaxation, and a large lawned area bordered by mature trees, shrubs, and a secluded garden space.

EPC RATING

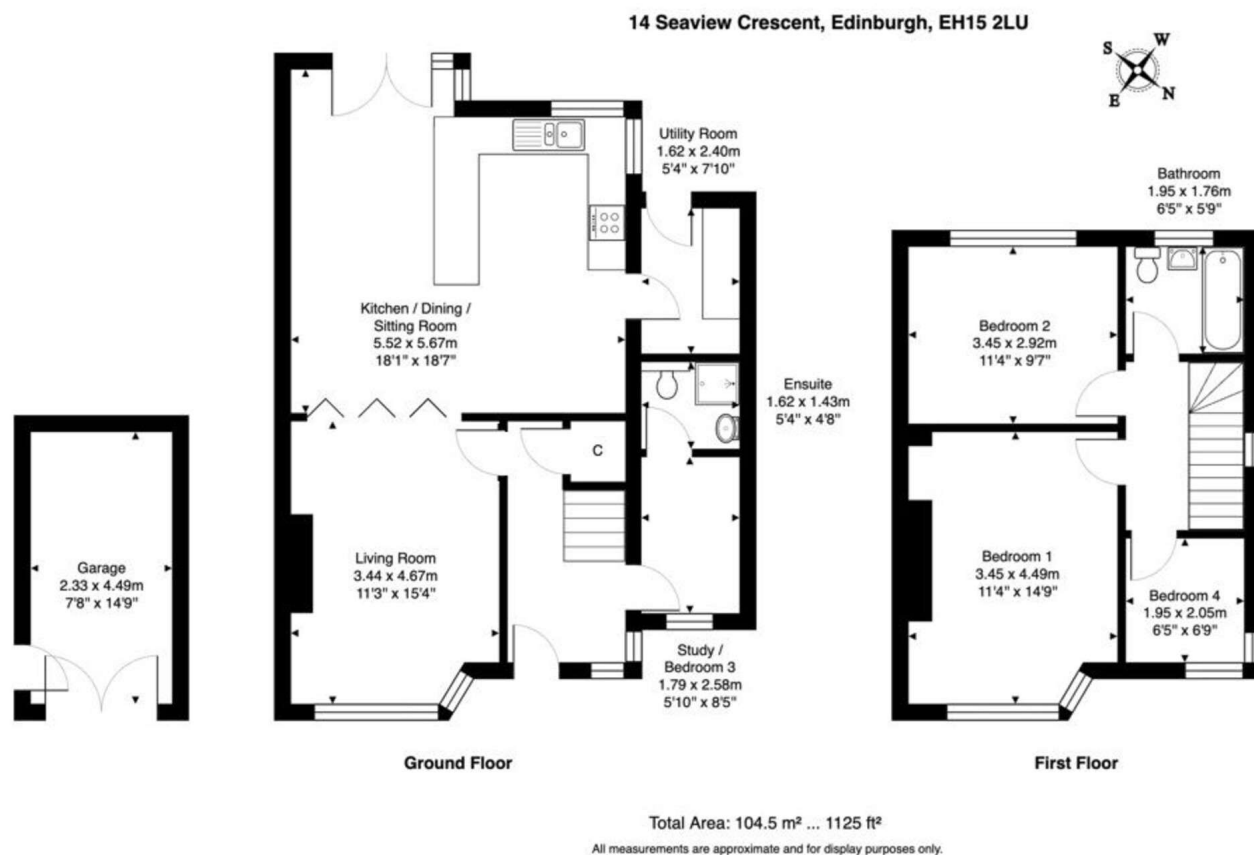
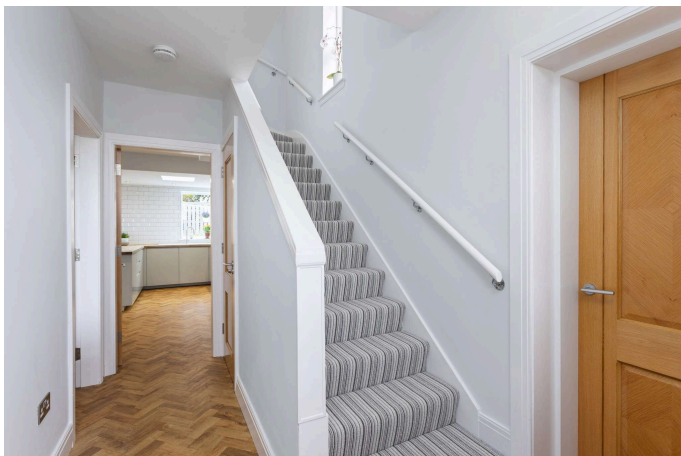
The energy efficiency rating for this property is band C.

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