


COULTERS[©]

20 ESPLANADE TERRACE

JOPPA, EDINBURGH, EH15 2ES

 4 BED

 1 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Think of Joppa and its fantastic long sandy beach, accompanying esplanade with lines of charming Victorian terraced houses which flank the beach won't be far from the forefront of your mind. This impressive four-bedroom house with beautiful front and rear gardens is a rare opportunity to live in this sought after coastal location. Bursting with period features and superb uninterrupted sea views, we would strongly recommend early viewing of this wonderful property.

KEY FEATURES



Handsome Victorian terraced house with fantastic coastal location.



Four beautifully presented bedrooms.



Truly delightful enclosed front and rear gardens.



Residents parking on the surrounding streets.



Situated in the highly sought after area of Joppa.

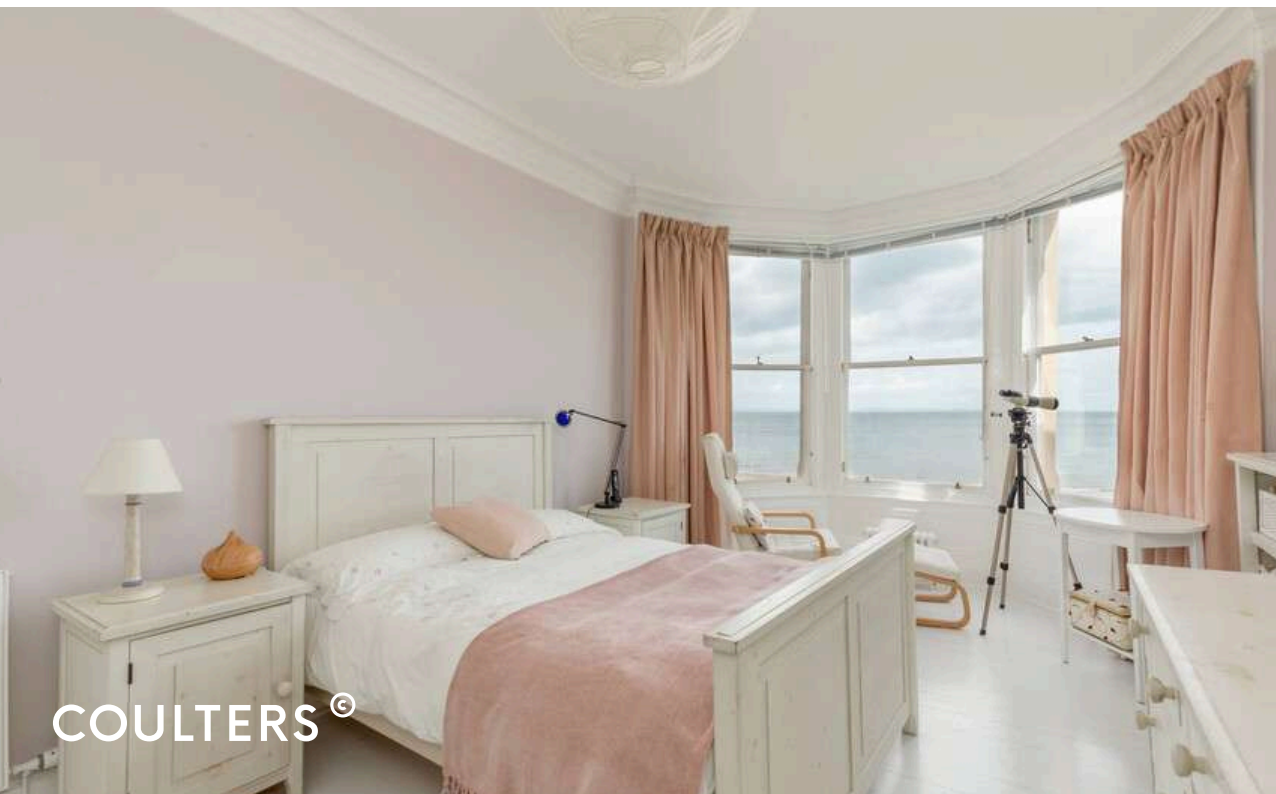


Impressive sea views.



The gorgeous, well-presented bay windowed sitting room offers amazing views of the beach, protected in all weathers by Ventrolla timber framed sash and case double glazing. A timber mantle with an attractive enclosed gas fire forms an additional focal point. The heart of the home is the kitchen dining room which has been opened up by the current owner to create a large, open space for all to congregate whilst reclaimed cedar flooring bounces light beautifully. The kitchen appliances comprise; gas hob, electric oven, dishwasher, washing machine and fridge. Direct access to the garden is provided by patio doors. A WC and additional generous storage cupboards are also found at ground level.





CONTINUED...

The hallway is flooded with natural light provided by a smart cupola overhead. A staircase leads to the upper floor, which is currently fitted with a stairlift that can be included in the sale if desired.

The upper floor has four superb bedrooms, notably the gorgeous principle bay windowed bedroom offering more fabulous sea views.

There is also a spacious shower room with large walk in shower cubicle, wash hand basin and WC.

The home benefits from double glazing and has a Valiant boiler that provides gas central heating.

Last but by no means least are the wonderful gardens. The front enclosed garden has a decked path leading to the front door and a charming boat-shaped flower bed with an established mix of attractive plants, trees and shrubs. The rear landscaped garden effortlessly combines pretty sweeping raised beds, has a patio area and shed.

On street parking is available on the surrounding streets.







THE LOCAL AREA

Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and a number of lovely local parks. The Fort Retail Park, which offers a wide selection of high street shops, is within a short drive.

The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



Esplanade Terrace,
Edinburgh,
Midlothian, EH15 2ES



Approx. Gross Internal Area
1401 Sq Ft - 130.15 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.