










Offers Over

£649,995

4 Esplanade Terrace

Joppa | Edinburgh | EH15 2ES

Neilsons are delighted to offer on to the market this rarely available extended Victorian mid-terrace house with private gardens and garage, enjoying a fabulous coastal location in the highly sought-after Joppa area of the city. The property is now in need of modernisation/upgrading, exudes a fabulous air of character and boasts open views over the Forth Estuary and towards the spectacular East Lothian coastline.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation has great potential to become a fine family home in a sought after location. In brief the subject comprises; entrance vestibule leading to welcoming entrance hallway with storage, light and airy bay windowed reception room with feature fireplace and beautiful cornicing, spacious dining room/second family room, extended dining kitchen with skylight and French doors accessing rear garden, three-piece bathroom and separate shower room. Finally, the upstairs accommodation comprises; spacious upper landing, generously proportioned bay windowed principal bedroom with feature fireplace and fabulous open views, two further good sized double bedrooms with fitted wardrobes – one of them with an en-suite shower, single fourth bedroom and WC. Further benefits include gas central heating and good storage.



Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer cooker and washing machine.

Gardens & Garage

There is a well maintained front garden laid to lawn with path leading to front door. To the rear there is a fully enclosed garden mainly laid to patio and a single garage, providing off-street parking or further storage space.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

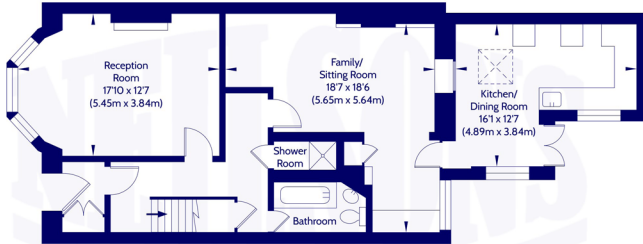
The property is located in the highly desirable area of Joppa situated approximately four miles from Edinburgh City Centre. Easy access to the city centre is provided by way of frequent public transport service on both nearby Joppa Road and Milton Road along with Brunstane Railway Station providing access to the North and South. Excellent shopping facilities can be found close by in fashionable Portobello which houses a superb range of popular coffee shops, restaurants and bars. Further specialised shopping is available at Fort Kinnaird which houses an excellent variety of high street retailers. An abundance of recreational facilities can be found within the area including an indoor swimming pool and fitness suite, a sailing and rowing club, a tennis club, and a football and bowls centres. For the outdoor enthusiast the area is a great gateway for the magnificent East Lothian coastline with its renowned golf courses, beaches and cycle routes.



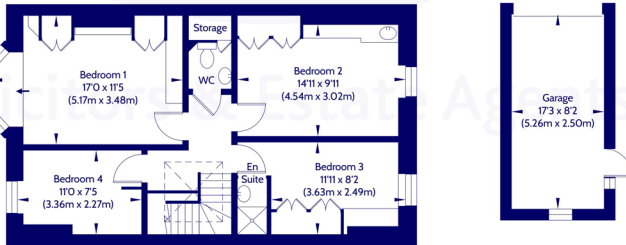


Approx. Gross Internal Floor Area 139.73 Sq M / 1504 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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