

10A Dalkeith Street

JOPPA, EDINBURGH, EH15 2HR



The property for sale is a magnificent stone built double-upper villa with superb views over Joppa to the Firth of Forth and Fife



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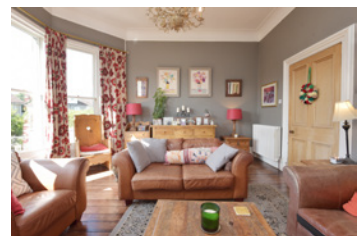


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McEwan Fraser is delighted to present this rarely available traditional four-bedroom double-upper villa to the market. The property enjoys a large south-facing private garden, driveway for up to 3 cars and 183m² of living space over the first and second floors. Alongside four generous double bedrooms, there are two public rooms, a dining kitchen, a utility room, a separate toilet and a generous bathroom. This traditional villa enjoys a prime location with access to a huge range of local amenities and would make a magnificent family home.

THE LIVING ROOM



The Elizabeth Roxburghe-designed glazed entrance takes you to the stunning central hallway on the first floor. Accommodation is focused towards a striking living room which overlooks the rear garden. Naturally bright due to the southerly aspect, the living room has plenty of original period features including an original fireplace with a wood burner which creates a natural focal point for the room. In addition, the double-glazed sash and case windows open to a sunny south-facing balcony.

THE SITTING ROOM

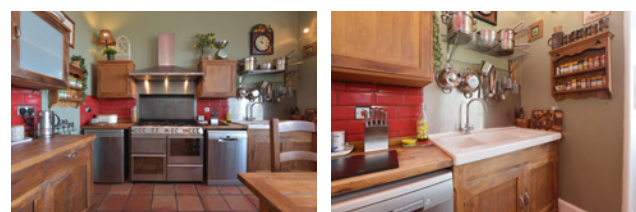


Across the hall is a second public room with wonderful views over the Firth of Forth through the newly installed double-glazed sash and case windows. The sitting room could easily be used as a fifth double bedroom.



The dining kitchen has a wonderful rustic feel with a mixture of fitted and free-standing units arranged around a fantastic range cooker and enjoys superb views across Joppa and the Firth of Forth. Space is provided for a range of freestanding appliances and there is ample space for a large dining table in the centre of the room. Accommodation on this level is completed by a separate utility room, which has additional storage and laundry facilities, and a WC.

THE KITCHEN



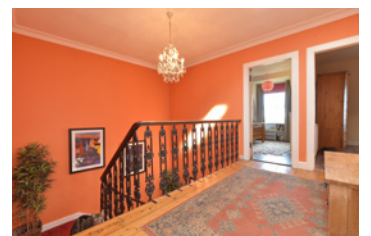
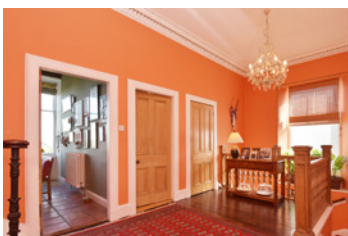
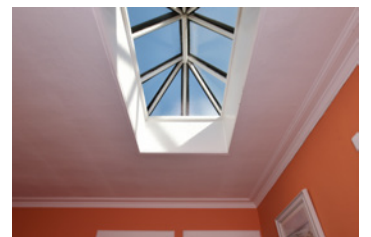
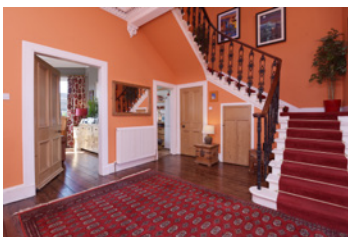
THE UTILITY ROOM & WC



THE HALL & LANDING



A sweeping traditional staircase leads to a broad upper landing which is bathed in natural light from a traditional cupola. The landing gives access to four large double bedrooms and a bathroom.



Bedroom one is a well-proportioned double enjoying views over the surrounding rooftops to the Firth of Forth. Bedroom two also enjoys these excellent views and plenty of space for a full suite of bedroom furniture. Bedrooms three and four are rear-facing double rooms and both have original fireplaces.

BEDROOM 1



BEDROOM 2



BEDROOM 3

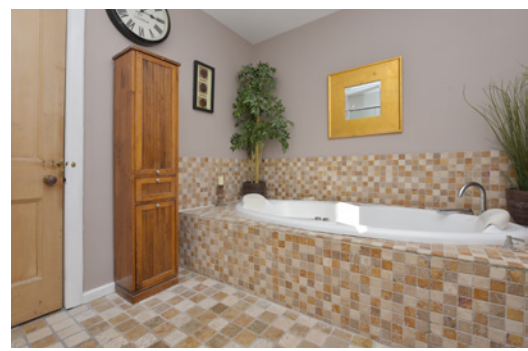


BEDROOM 4



The substantial family bathroom consists of a large Jacuzzi bath, matching sink and toilet and a separate double shower unit. The bathroom has a double window to the side and a skylight providing an abundance of natural light.

THE BATHROOM



Externally, the property benefits from a beautiful south-facing private garden that is laid to lawn and framed by mature shrubs and trees with a useful outbuilding and separate shed. There is a deck for entertaining. To the front, a large private driveway.

EXTERNALS & VIEW





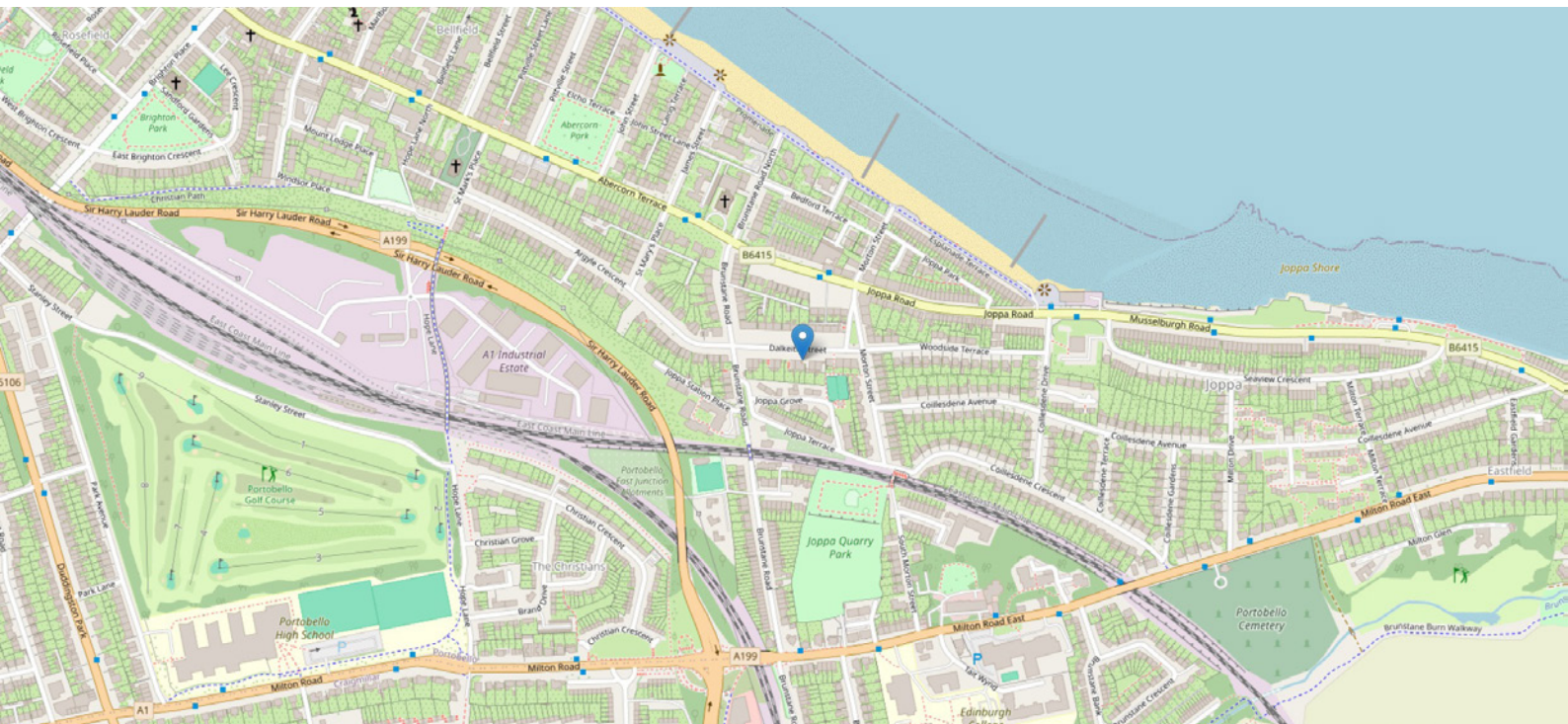
FLOOR PLAN, DIMENSIONS & MAP

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Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 183m²
EPC Rating: D



THE LOCATION

Nestled along the scenic coastline of Edinburgh, Joppa is a picturesque and vibrant neighbourhood that seamlessly blends coastal charm with urban convenience. This seaside enclave, situated to the east of the city, offers a unique lifestyle characterized by stunning sea views, good local amenities, and excellent transport links to the city centre. Transportation options make Joppa highly accessible.





Commuters can rely on regular bus services connecting the area to Edinburgh city centre, providing a convenient and efficient commute. Additionally, the nearby Brunstane Railway Station offers train services, further enhancing connectivity for residents who prefer rail travel. 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 several lovely local parks. The Fort Retail Park, which offers a wide selection of high-street shops, is within a short drive. Schooling is well represented from nursery to senior level, with Queen Margaret University and Edinburgh College catering for further and higher education.



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