



115 Seaview Terrace  
JOPPA | EDINBURGH | EH15 2HQ

  
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Nestled on a quiet cul-de-sac in the heart of Joppa, moments from the beach, promenade, train station and vast open green spaces is this spacious terraced house. Boasting front and rear gardens, free on street parking, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright lounge, contemporary breakfasting kitchen with deep pantry cupboards and garden access and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms (two with built-in storage) and the house is completed by a new and stylish wet room. Externally the fully enclosed rear garden is a secluded space designed for low maintenance.

- Terraced house on quiet cul-de-sac
- Joppa location close to the beach
- Private front and rear garden
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Three ample double bedrooms
- Stylish wet room

All window treatments, integrated kitchen appliances, fridge/freezer, hall radiator covers, wardrobes in bedroom three, smart meter, Hive and red bookcases in bedroom two will be included in the sale. EPC Rating C.

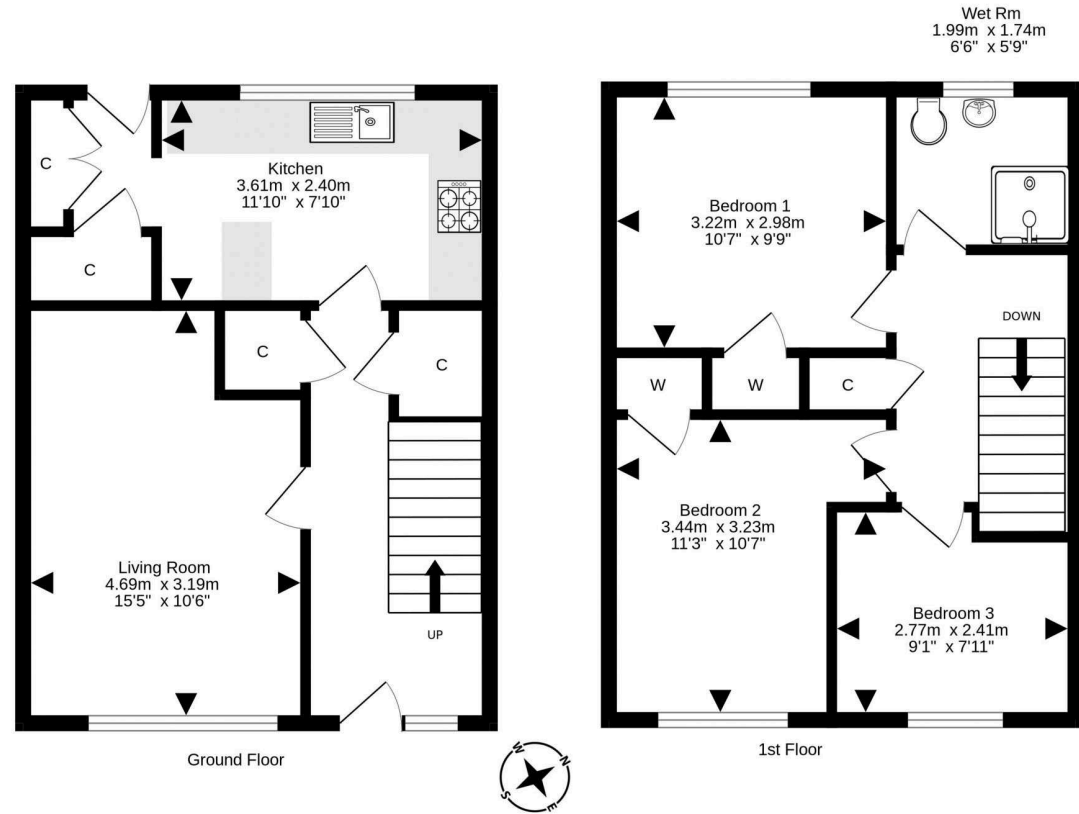
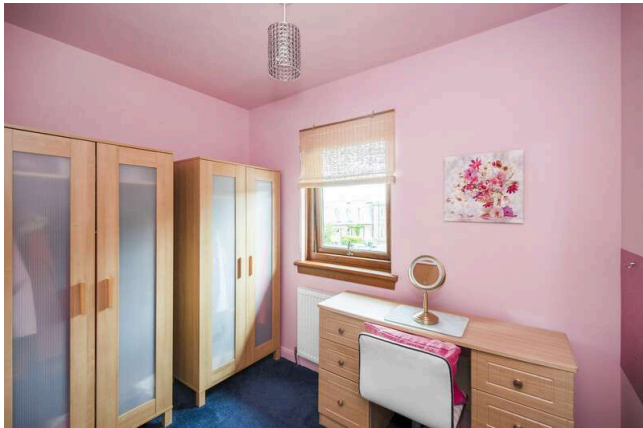
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The sought-after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House cafe on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pits and two play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. A frequent bus service is on hand and operates to most parts of the town and across the city. Brunstane railway station is close by and the A1 and City Bypass are also within easy reach. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024