



19 Seaview Crescent
JOPPA | EDINBURGH | EH15 2LS


warners
solicitors & estate agents





19 Seaview Crescent

JOPPA | EDINBURGH | EH15 2LS

Located in the heart of Joppa, one of Edinburgh's most sought-after coastal communities, this exquisite four-bedroom detached bungalow with panoramic sea views is the epitome of modern living, combining style, space, and seaside living. Positioned just a stone's throw from the beach, this property offers the rare opportunity to enjoy serene living, whilst still being within easy reach of the city centre.

Undoubtedly, the standout feature of this home is its expansive open-plan living room and kitchen, a space that truly embodies contemporary design. Spanning approximately 30 feet in length, this bright and airy room is bathed in natural light, courtesy of floor-to-ceiling windows that offer uninterrupted, sweeping views over the Firth of Forth. The open-plan layout ensures a seamless flow between the kitchen, dining, and living areas, making it the perfect setting for both everyday family life and elegant entertaining.

The kitchen itself is modern and fully equipped with top-of-the-line appliances, sleek countertops, and ample storage, allowing you to enjoy the sea view while preparing meals. With to the decked patio area, alfresco dining with a view of the waves is always an option.

This exceptional home features four generously sized double bedrooms, each thoughtfully designed to maximise comfort. The principal bedroom on the lower level is a true sanctuary given its location to the rear of the property, boasting a large walk-in wardrobe, an en-suite shower room, and beautiful sea views. The ensuite is finished to a high standard with contemporary fixtures and fittings, providing a private retreat within your own home.

The third bedroom also benefits from an en-suite shower room, making it ideal for guests or growing families. These well-appointed rooms offer plenty of space for relaxation and rest, with the second bedroom providing flexibility for use as a home office, gym, or additional living area.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Stepping outside, you are greeted by a substantial garden that wraps around the property, offering a wonderful sense of space and privacy. The garden has been thoughtfully landscaped, with a large decked patio area perfect for soaking in the sun or enjoying evening drinks while watching the sunset over the sea. A separate patio at the front of the property also provides another outdoor dining area. With the garden's size, there is plenty of room for outdoor activities, gardening, or simply unwinding in this peaceful environment.

This spectacular detached bungalow offers the perfect blend of modern, luxurious interiors and unbeatable outdoor spaces. The stunning sea views, contemporary design, and prime location make this property a rare gem on the market, appealing to those seeking a high-quality coastal lifestyle in one of Edinburgh's most popular areas.

All integrated appliances, light fittings, TV brackets, curtains and blinds will be included in the sale.

EPC Rating D.

In brief the accommodation comprises:

- Welcoming entry vestibule leading into the main hallway.
- Beautiful open plan living room kitchen, a spacious, modern area with floor-to-ceiling windows and sea views, ideal for family living and entertaining.
- Four double bedrooms, with the luxurious, large principle bedroom featuring walk-in wardrobe and en-suite shower room.
- Versatile, bay windowed second bedroom that could be used as a home office or dining room.
- Well-appointed bathroom with modern fixtures.
- Handy utility room on the lower level.
- Wrap around garden with decked patio, ideal for outdoor dining with sea views, further outdoor seating area at the front of the property via smaller patio.



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 caf 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.



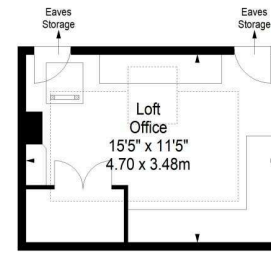




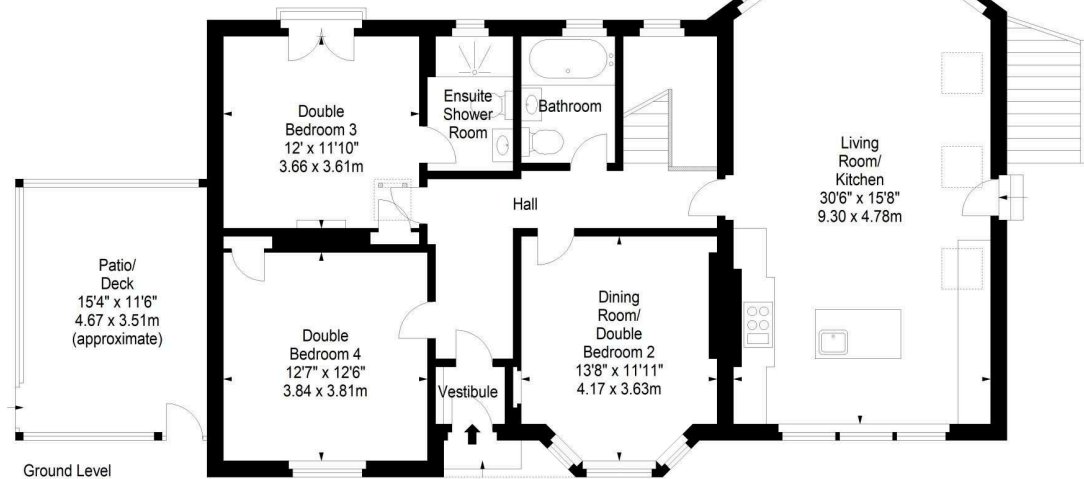
**Seaview Crescent,
Edinburgh, EH15 2LS**



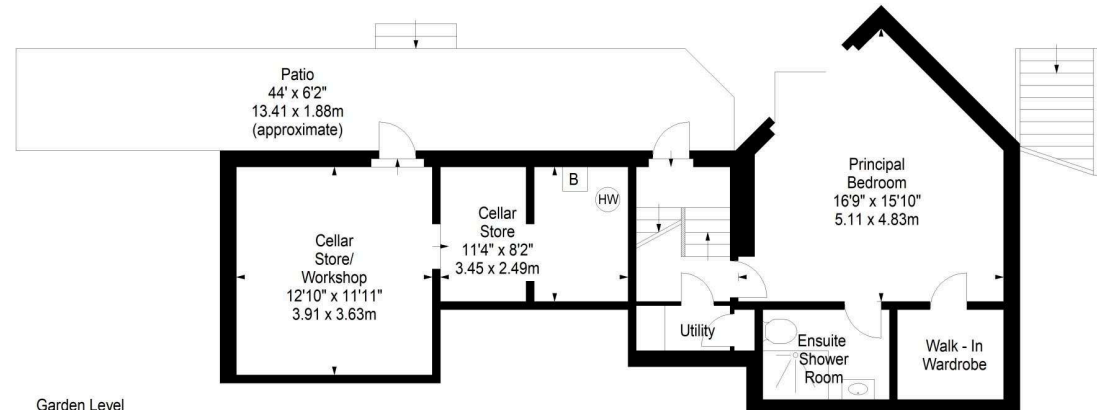
Approx. Gross Internal Area
1595 Sq Ft - 148.18 Sq M
Cellar Store/ Workshop
Approx. Gross Internal Area
254 Sq Ft - 23.60 Sq M
Loft Office
Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Level



Ground Level



Garden Level