



57 Seaview Terrace
JOPPA | EH15 2HE


warners
solicitors & estate agents



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Warners are delighted to present to the market this rarely available and beautifully positioned three-bedroom end terraced villa, occupying an elevated seafront setting with uninterrupted sea views across the Firth of Forth to Fife. Situated just a short stroll from Joppa's sandy beach and picturesque promenade, this charming home offers a unique opportunity to enjoy coastal living while remaining well connected to Edinburgh's city centre. The property benefits from generous outdoor space, including a south-facing tiered rear garden with both lawn and patio areas—perfect for al fresco dining, outdoor entertaining, or relaxing while taking in the stunning views. The garden also provides access to an end-terraced lock-up garage, conveniently located on Seaview Crescent. Additional unrestricted on-street parking is available. Internally, the home is well presented and filled with natural light. A welcoming entrance offers practical under-stair storage and leads into a spacious dual-aspect living and dining room. This lovely open-plan space comfortably accommodates both relaxing and dining furniture, with a feature fireplace creating a warm and cosy focal point. The modern kitchen is fitted with white cabinetry and integrated appliances. A partially glazed door leads directly out to the rear garden, enhancing the connection between indoor and outdoor spaces. Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in storage. Bedrooms one and three enjoy spectacular sea views. A stylish family bathroom completes the accommodation, fitted with a three-piece suite and shower over bath. Additional features include gas central heating and double glazing. With its unbeatable location and stunning views this is a rare opportunity not to be missed.

Accommodation & Key Features:

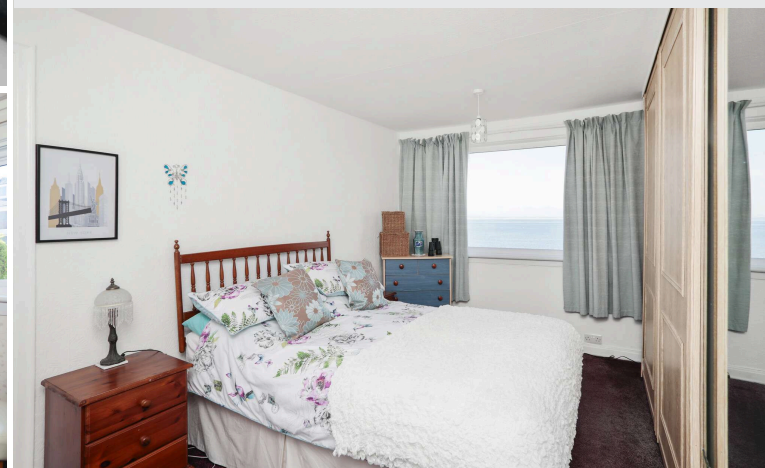
- Rarely available three-bedroom end terrace in an elevated seafront position
- Uninterrupted panoramic views across the Firth of Forth to Fife
- Bright and welcoming entrance hallway with under-stair storage
- Spacious dual-aspect living/dining room with ample space for furniture
- Modern fitted kitchen with sleek white cabinetry, and direct garden access
- Three generous bedrooms, two with integrated storage
- Stylish family bathroom with modern three-piece suite, shower over bath
- South-facing tiered rear garden, mainly laid to lawn with patio areas—ideal for outdoor entertaining
- Direct access to en bloc lock-up garage from the rear garden (via Seaview Crescent)

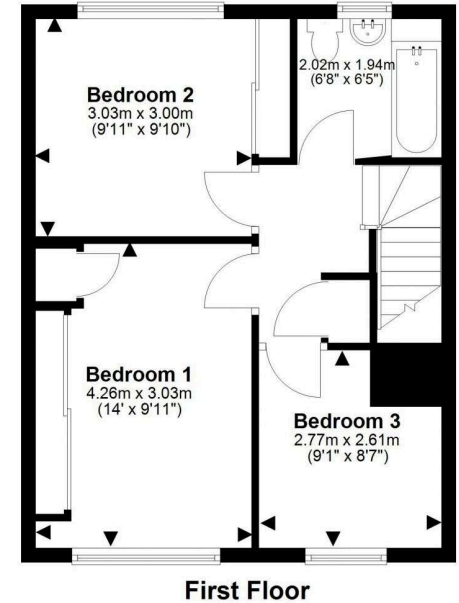
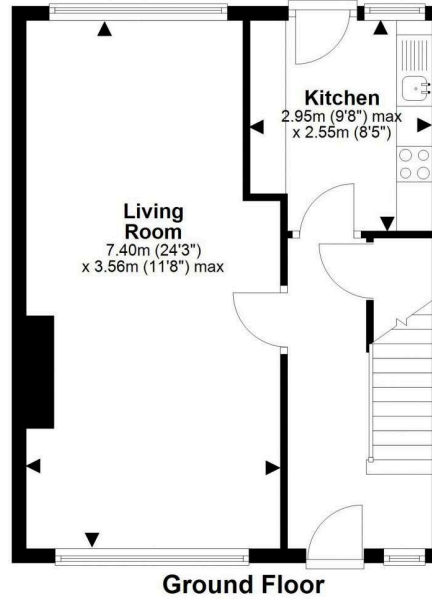
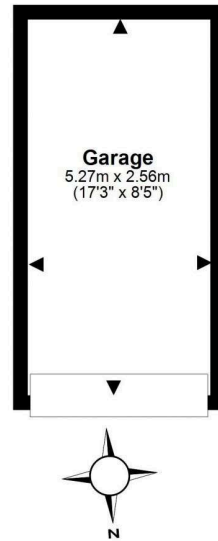
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated appliances including fridge freezer, washing machine, cooker and microwave will be included in the sale of the property along with all blinds and curtains. EPC: D CT: E

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.