



105 Seaview Terrace

JOPPA, EDINBURGH, EH15 2HG

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Situated in highly sought-after coastal Joppa, The modern kitchen is fitted with sleek white wall and neighbouring vibrant Portobello and enjoying captivating elevated views across the Firth of Forth, this three-bedroom end-terrace property presents an excellent opportunity to create a comfortable and stylish family home.

Steps bordered by the front garden lead to the welcoming entrance hallway and a bright, inviting sitting and dining room. This appealing living space enjoys an idyllic outlook towards the Firth of Forth through a large picture window, along with views over the rear garden. Finished with carpeting, warm décor, and a gas-flame fireplace, it offers the perfect setting for relaxation and everyday living.

The modern kitchen is fitted with sleek white wall and floor units complemented by black quartz-effect worktops and appliances including a hob, oven, and extractor hood.

Completing the ground floor is a contemporary shower room featuring marble-effect wall tiling, a hidden-cistern WC, and a washbasin built into vanity.





A short flight of steps leads to a bright and versatile sun room, where patio doors open directly onto the south-west-facing rear garden, creating an excellent space for family dining and entertaining. From here, a further staircase rises to the first floor which hosts three well-proportioned double bedrooms, all with built-in storage, together with a family bathroom.

Externally, the enclosed south-west-facing rear garden now requires some maintenance but offers excellent potential to be transformed into an attractive outdoor space. The front garden with its elevated position ensures the home makes the most of its enviable coastal outlook and a detached double garage provides ample parking.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, double-oven, extractor fan, free-standing under-counter fridge, dishwasher and washing machine will be included in the sale.



PROPERTY FEATURES

- Three-bedroom end-terrace home
- Dual-aspect sitting and dining room
- Bright kitchen
- Versatile south-west facing sun room opening to garden
- Three bedrooms
- Contemporary shower room
- Family bathroom
- Front garden and south-west facing rear garden
- Detached double garage
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - E
- Tenure - Freehold

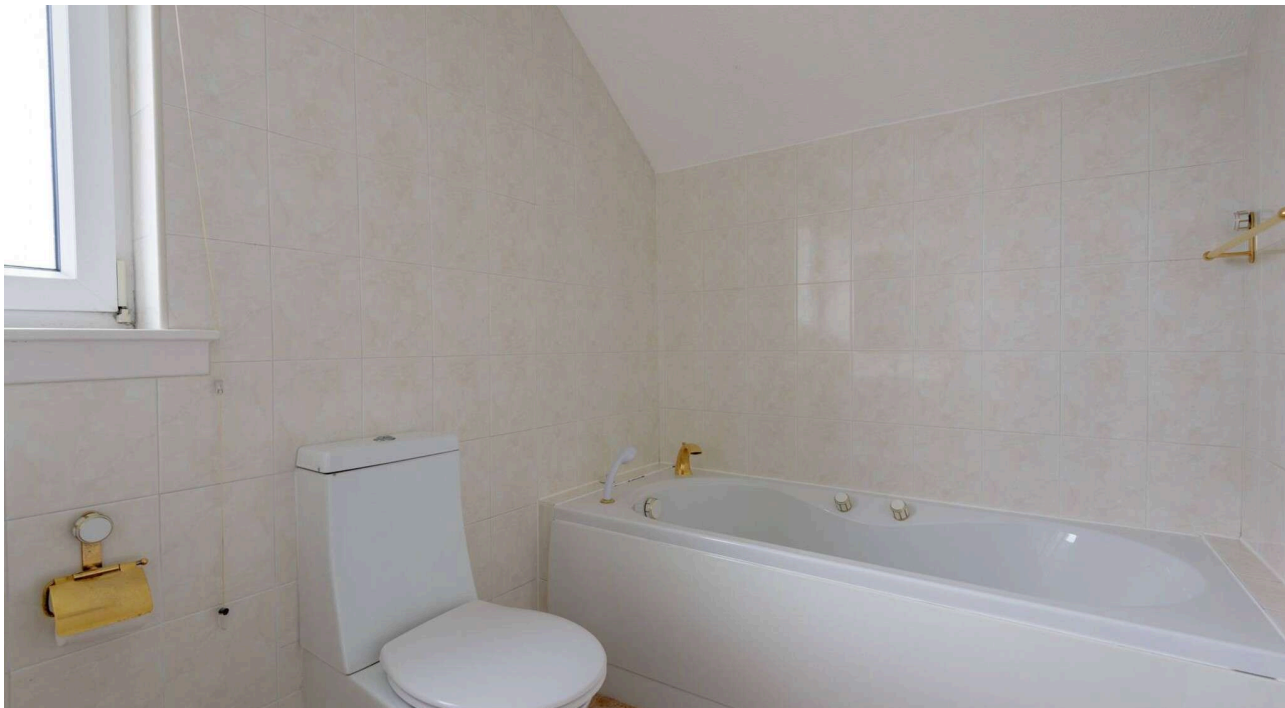
PORTOBELLO

Lying to the east of Edinburgh city centre, Joppa is a highly desirable setting boasting an idyllic coastal location with Portobello to the east and the historic town of Musselburgh to the west.

There is an array of amenities including bars and restaurants, coffee shops, bistros, and independent retailers as well as an Aldi, Sainsbury's Local and Scotmid in close proximity. A 24hour Asda and Fort Kinnaird Retail Park are a five-minute drive.

A wide variety of leisure and retail amenities close by include the historic A-listed Victorian Portobello swimming pool and gym, Portobello Golf Course and of course the East Lothian countryside, beaches and world-renowned golf courses which are a short drive.

Well-regarded schooling is nearby including Towerbank Primary School and Portobello High School. Regular bus services take you from the High Street into the city centre in 25 minutes, and there is easy access to the A1 and City Bypass.

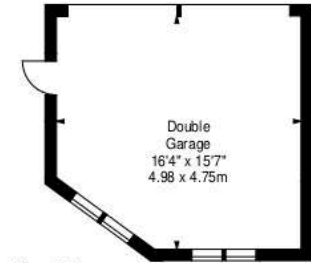




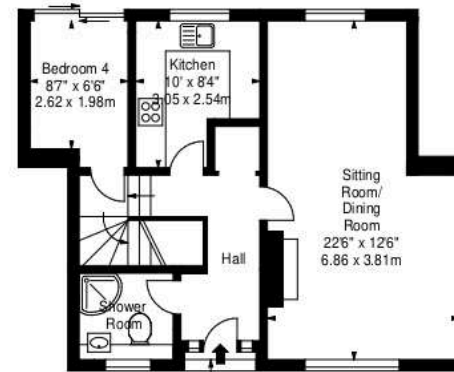
**Seaview Terrace,
Edinburgh,
Midlothian, EH15 2HG**



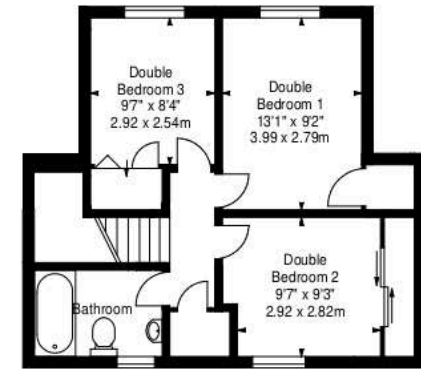
Approx. Gross Internal Area
1048 Sq Ft - 97.36 Sq M
Garage
Approx. Gross Internal Area
236 Sq Ft - 21.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk
01620 497 497
property@parissteele.com



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

