



28 Esplanade Terrace
Joppa, EH15 2ES

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Sitting Room
- Family/Dining Room
- Kitchen
- Utility Room
- Four Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating - E



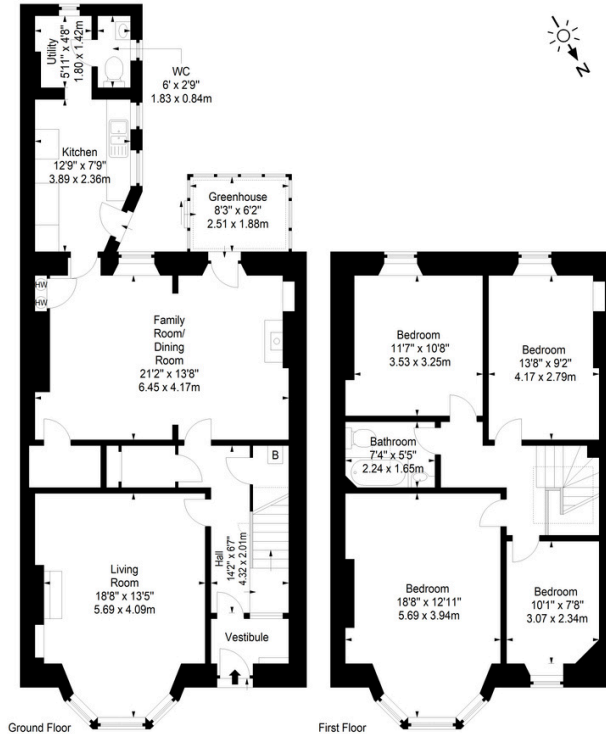
Requiring complete upgrading and modernisation throughout but boasting an enviable beachfront location with panoramic views over the Forth Estuary, this generously proportioned Victorian mid terraced villa is situated within the highly desirable location of Joppa. Excellent amenities are readily available in neighbouring Portobello and Musselburgh with beautiful walks along the promenade. There is a regular public transport services which passes close by and travels to the City Centre with Brunstane Railway Station approx. 15 minutes walk away. The property which retains many period features has excellent potential to create a wonderful family home and comprises; entrance vestibule, hallway, bay windowed sitting room with feature fireplace and ornate cornice work, large family/dining room with door to the rear, fitted galley kitchen with utility room and WC apartment off, upstairs leads to well-proportioned master bedroom, 3 further good sized bedrooms and bathroom. There are private gardens to the front and rear of the property with potential off-street parking. Gas central heating is installed in the property. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge and light shades. All appliances are sold as seen with no warranty provided.



Esplanade Terrace,
Edinburgh,
Midlothian, EH15 2ES



Approx. Gross Internal Area
1626 Sq Ft - 151.06 Sq M
(excludes greenhouse)
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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