



65 Morton Street
Edinburgh, EH15 2HZ



"65 Morton Street is a traditional, extended family home situated within the highly sought-after district of Joppa"

- VESTIBULE
- HALL
- SITTING ROOM
- KITCHEN
- DINING ROOM
- GARDEN ROOM
- UTILITY ROOM
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR/STUDY
- BATHROOM
- FRONT, SIDE & REAR GARDENS
- DRIVEWAY









LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

The energy efficiency rating for this property is band D



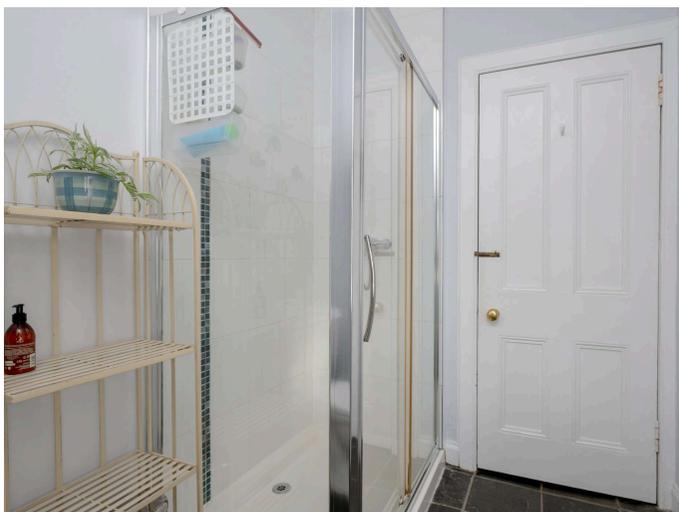
DESCRIPTION

65 Morton Street is a traditional, extended semi-detached family home offering four bedrooms and three public rooms, extending to approximately 195 sq m. Situated within the highly sought-after district of Joppa, the property enjoys a prime location just to the east of Edinburgh city centre. Perfectly positioned to take full advantage of the superb amenities in nearby Portobello, including its iconic beach and promenade, this is a rare opportunity to secure a substantial family home in a prime coastal setting. The home benefits from a private driveway with space for two cars, a significant advantage in this sought-after neighbourhood where off-street parking is rarely available. In addition, the property enjoys a larger-than-average garden compared to others on Morton Street and in the surrounding vicinity, offering exceptional outdoor space for families and entertaining. The accommodation comprises: entrance vestibule with charming encaustic floor tiles, welcoming L-shaped hallway, highlighted by a grand staircase bathed in natural light from a cupola, with practical storage tucked neatly beneath the stairs; bright, west-facing bay windowed living room with feature fireplace, Edinburgh Press and intricate coricing; well-appointed fitted kitchen with ample floor and wall mounted storage cupboards, adjoining a dining room comfortably accommodating eight; utility area for added convenience and an exceptional family room to the rear, flooded with natural light through skylights and full-length patio doors, providing seamless access to the expansive rear garden; a shower room completes the downstairs accommodation. Upstairs, the property offers a stunning master bedroom with bay window, ornate coricing and decorative ceiling rose, along with three further bedrooms and an additional family bathroom room. Externally, the home benefits from a low-maintenance front garden and a generous walled rear garden with a patio area, ideal for summer entertaining. Additional features include garden store, gas central heating, single glazing and ample on-street parking.





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Morton Street,
 Edinburgh, EH15 2HZ



Approx. Gross Internal Area
 2103 Sq Ft - 195.37 Sq M
 Garden Store
 Approx. Gross Internal Area
 145 Sq Ft - 13.47 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
 Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565