

campbell  
smith

Cairnleith,  
26 Seaview Terrace,  
EDINBURGH,  
EH15 2HD



- A grand Victorian mid terraced villa enjoying an enviable setting with uninterrupted views over the Forth
- Stunning panoramic view from Portobello to Berwick Law
- Short walk from shops, buses, promenade, beach
- Many period features
- Entrance vestibule with stain glass door
- Impressive reception hall with cupola above
- Bay windowed sitting room
- Family room/5th bedroom
- Dining room
- Kitchen
- Downstairs shower room
- 4 upstairs bedrooms
- Bathroom
- GCH/DG
- Lovely mature rear garden with garden store
- A single garage will be available by separate negotiation at a later date - please ask for further details

Offers Over : £670,000







Live one day at a time  
and make it a masterpiece

*Don't live your life in a hurry. Live it in a way that you can be proud of. Live it in a way that you can be happy with. Live it in a way that you can be content with. Live it in a way that you can be grateful for. Live it in a way that you can be thankful for. Live it in a way that you can be appreciative of. Live it in a way that you can be grateful for. Live it in a way that you can be thankful for. Live it in a way that you can be appreciative of.*

A to ZEN of Life







Seaview Terrace, EH15 2HD



Approx. Gross Internal Area  
1819 Sq Ft - 168.99 Sq M  
For identification only. Not to scale.  
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#### Extras

The fitted carpets, curtains, oven & hob are included. The other white goods are available by separate negotiation. No warranty is given regarding the services, systems or any appliances



#### Buses

Seaview Terrace - 19, 26, 45, N26



#### Shops

Corner store on Joppa Road, Portobello High Street, Asda at the Jewel, Fort Kinnaird Retail Park



#### Schools

Towerbank PS, St Johns RC PS, Portobello High School, Holy Rood RC High School



#### Parking

On street. A single garage will be available by separate negotiation at a later date - please ask for further details



Council Tax Band - G



EPC- D



Factor

None



Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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