



70 Seaview Crescent
PORTOBELLO | EDINBURGH | EH15 2LR


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Nestled on a quiet street, moments from the waterfront in sought-after Joppa, close to the beach, promenade and first rate amenities Portobello has to offer is this spectacular detached house. Boasting panoramic sea views, a large South facing rear garden, a driveway and double garage with electric doors this property would make a stunning home in a tranquil, yet well-connected location.

The accommodation has been thoughtfully designed to create an abundance of natural light, grand entertaining spaces and luxurious finishings. In brief it comprises a welcoming entrance hallway, a large open plan kitchen/dining and sunny living space opening onto garden, with an exquisite designer kitchen with attractive units and worktops, generous dining space and a stunning double height glass extension overlooking the garden. a bright lounge with picture window with sea views and feature fireplace, a snug, useful utility room and downstairs is completed by two large double bedrooms and a bathroom with shower and separate bath. Upstairs the home benefits from a mezzanine level - perfect for working from home, a master bedroom with walk in wardrobe, panoramic sea views and elegant en-suite bathroom with shower over bath and a further double bedroom with additional en-suite shower room.

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





Externally the fully enclosed, secluded South facing rear garden has been smartly landscaped to create a wonderful entertaining and al fresco dining space with a large area laid to lawn. The front and side gardens have colourful plants, trees and shrubs and there is abundant under house storage near to the driveway and double garage.

- Detached home seconds from the waterfront
- Expansive sea views
- South facing, secluded rear garden
- Driveway and double garage with electric doors
- Close to Portobello beach and promenade
- Stunningly upgraded and extended
- Expansive dining kitchen and family area with double height glass extension
- Large lounge with sea views and snug off
- Four double bedrooms
- Three bathrooms
- Useful utility room
- Solar Panels batteries and EV charger

Council Tax Band G , Energy rating B

All integrated kitchen appliances, garden sheds & fixed accessories will be included in the sale.

The light fitting in the hall & snug, curtains and washing machine/tumble dryer will not be included in the sale.



The fashionable seaside suburb of Joppa, Portobello offers the best of all worlds - easy access to the capital (which is just three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Local schooling options include Towerbank Primary School and Portobello High School. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.





