



Offers Over  
**£750,000**

## 1 John Street

Portobello | Edinburgh | EH15 2ED

An exceptionally appealing main door upper villa, occupying the entire top floor of an elegant B listed period house, overlooking picturesque Abercorn Park and moments from the beach in the capital's much loved Portobello area.

-  3 bedrooms
-  2 public rooms
-  3 bathrooms (one in the studio)
-  Driveway
-  Private garden and detached studio
-  EPC rating – C
-  Council tax band- F



## Description

Rarely available on the open market, this impressive property has been thoughtfully renovated and upgraded by the existing owners to create a light filled and beautifully presented home, with excellent amenities on the doorstep and convenient transport links to the city centre and out towards East Lothian, with its beautiful beaches and world-famous golf courses.

In addition to the main home there is a stylish self-contained studio in the garden, which is beautifully presented with wood burner, kitchen, shower room and mezzanine level. The space was meticulously designed and is currently in use a creative space, but would lend itself to a variety of uses, including a holiday let or Air B N B (subject to consents).

Access to the main property is through an entrance hall with stairs leading to the upper hallway, which benefits from built-in storage. The accommodation briefly comprises: bright dual facing reception/dining room which features a dual, south and west, facing aspect with near floor to ceiling windows, working shutters, ornate cornice work, attractive wood flooring and focal wood burning stove, recently upgraded dining kitchen which acts as a wonderful hub of the house and has been fitted with an excellent variety of high spec contemporary units, complete with coordinated wood worktops, high ceilings and coricing.

The space continues with a generously proportioned principal bedroom with open views over the adjacent park, second double bedroom boasting magnificent sea views and convenient en-suite shower room, a versatile smaller double bedroom which is currently being used as a home office but would work well as a child's bedroom or nursery, and main family bathroom with WC, pedestal basin, splash tiling, bath with drench shower, and utility space.



## Extras

All floor coverings, curtains, integrated appliances and the white goods in both the house and studio will be included.

## Gardens and Parking

Undoubtedly one of the standout features of this charming home are the verdant generously sized private gardens located to the front and side of the property. To the front you have a neatly kept, well stocked area of garden ground overlooking Abercorn Park and bordered by mature hedgerow, stone wall and wrought iron railings. To the side you there is a substantial lawned garden, peppered with a variety of trees, shrubs and bushes, together with a large, gated driveway providing secure off-street parking for multiple vehicles. A timber shed offers excellent overspill storage and there is a summerhouse at the top left hand side of the garden, providing a secluded, peaceful spot to relax in the warmer months. The exterior concludes with the aforementioned studio, which is self-contained and has excellent flexibility of use.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

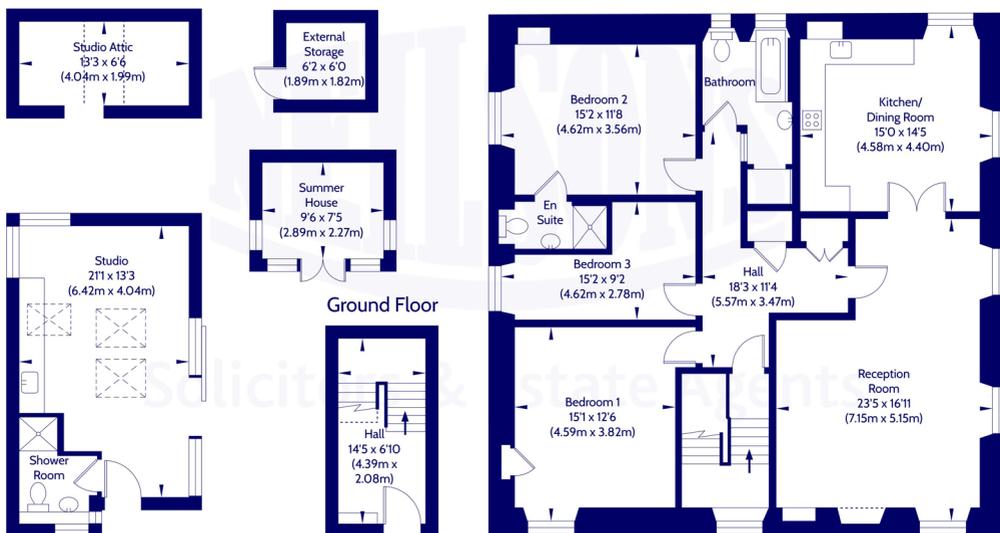
The property is located in the beautiful Portobello district of Edinburgh, with its famous beach and promenade on the doorstep. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area of Main House 137 Sq M / 1472 Sq Ft.  
Approx. Gross Internal Floor Area of Studio 27 Sq M / 290 Sq Ft.

1st Floor



All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

