



21 Seaview Terrace
JOPPA | EDINBURGH | EH15 2HD


warners
solicitors & estate agents





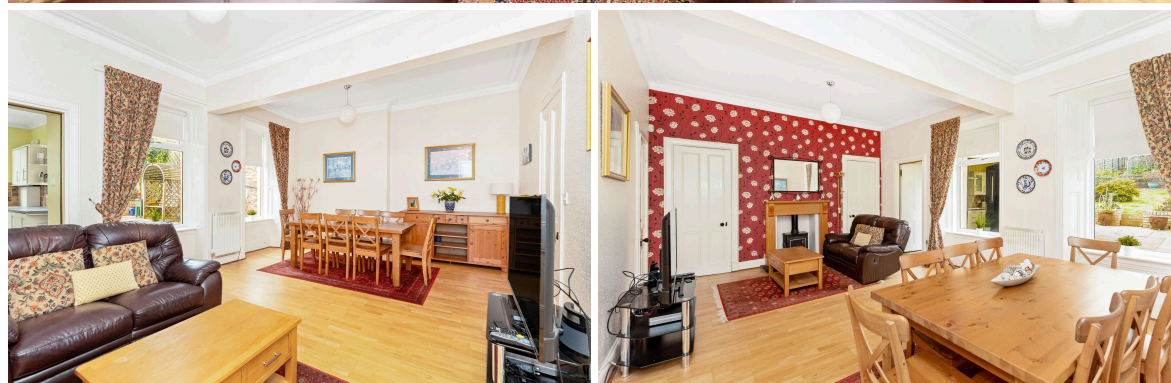
21 Seaview Terrace

JOPPA | EDINBURGH | EH15 2HD

Situated in the sought after area of Joppa, this front line property offers panoramic sea views across the Firth of Forth to Fife, and along the length of Portobello beach and promenade. Offering generous and versatile accommodation, this impressive four-bedroom terraced home makes an excellent choice for families and professionals alike. Combining spacious interior with attractive outdoor space, the property enjoys a peaceful residential setting while remaining within easy reach of local amenities, excellent transport links, and the scenic East Lothian coastline.

The ground floor offers spacious and well-balanced accommodation, entered via a welcoming entrance vestibule leading into a central hallway. To the front of the property is an impressive living room, enhanced by a gas fireplace and large bay window that fills the space with natural light. To the rear, a generously proportioned and peaceful family room on open plan with the dining room provides an excellent setting for family meals and entertaining, complete with gas burning stove, with direct access to the adjoining kitchen. The kitchen is fitted in a practical layout and offers access to the private, south facing rear garden. A contemporary shower room with WC is conveniently located on the ground floor, together with useful built-in storage cupboards.

The first floor comprises four well-proportioned bedrooms, offering flexible accommodation for families or those requiring home office space while maintaining period features. The principal bedroom is an exceptionally spacious double positioned to the front of the property, again with panoramic views to the Firth of Forth and Portobello beach, while two further generous double bedrooms overlook the rear. The fourth bedroom provides an ideal single bedroom, nursery or study with access to extensive floored attic via a Ramsey Ladder. Completing the accommodation is a modern family bathroom and additional storage accessed from the landing.



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



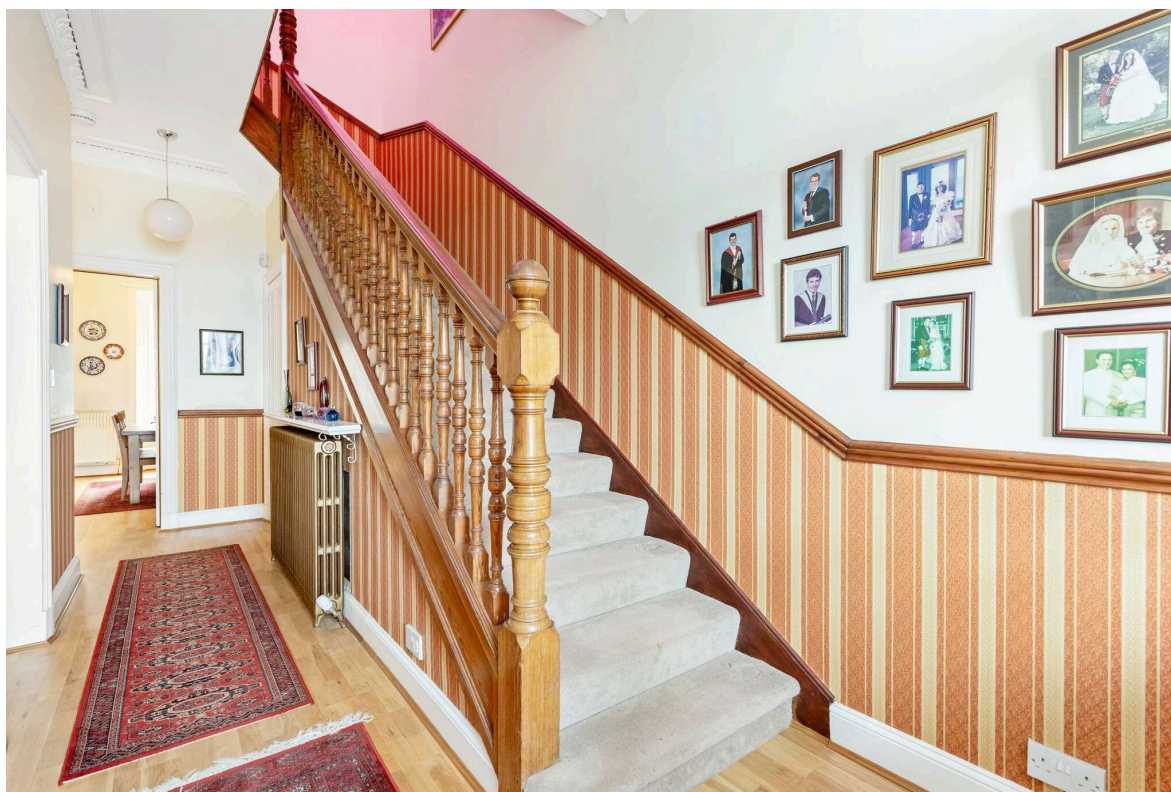


Externally, the property benefits from attractive and private front and rear garden. The front garden provides a welcoming approach with a neat lawn and mature planting, while the enclosed rear garden has been beautifully landscaped, opening to a patio directly accessed from the kitchen, seating area, terraced planting areas and garden shed. Offering a high degree of privacy, it provides an ideal outdoor space for relaxing, entertaining and keen gardeners alike.

- Spacious terraced family home in the desirable Joppa area of Edinburgh.
- Four generously sized bedrooms.
- Two bright and versatile public reception rooms.
- Two well-appointed bathrooms.
- Private front garden.
- Enclosed private rear garden, ideal for outdoor entertaining.
- Flexible layout suitable for modern family living or home working.
- Extensive storage throughout, included floor attic
- Gas central heating and double glazing
- Close to Portobello Beach and scenic coastal walks.
- Convenient transport links to Edinburgh city centre and surrounding areas.

Energy Rating D, Council Tax Band G.

All fixtures, fittings and integrated appliances will be included in the sale, while some items of furniture can be available with separate negotiation.



The sought after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House cafe on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pitches and two play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. A frequent bus service is on hand and operates to most parts of the town and across the city. Brunstane railway station is close by and the A1 and City Bypass are also within easy reach. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education.

