



# "Forth View" 55 Seaview Terrace

Joppa, Edinburgh EH15 2HE

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- VESTIBULE
- ENTRANCE HALL
- LIVING ROOM WITH BAY WINDOW
- KITCHEN ON GROUND FLOOR
- DINING ROOM
- BREATHTAKING SEA VIEWS
- UNRESTRICTED STREET PARKING
- 4 BEDROOMS (DOUBLE)
- BATHROOM
- SHOWER ROOM
- KITCHEN ON FIRST FLOOR
- WELL MAINTAINED FRONT GARDEN
- TIDY SPLIT LEVEL REAR GARDEN
- SPACIOUS DOUBLE GARAGE



*"Rarely available family home that has a very flexible floor plan and breathtaking views over The Forth"*

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## LOCATION

Joppa is an extremely popular residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping outlets at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

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. There is a good range of nursery, primary and secondary schools. At further education

level are the refurbished Jewel & Esk College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

## VIEWING

For current viewing arrangements, please contact Annan Solicitors & Estate Agents on 0131 669 1100 or our estate agent Michael Annan on 07773 777 771.







**"Forth View" 55 Seaview Terrace, EDINBURGH EH15 2HE**





## DESCRIPTION

This is a rarely available and wonderfully presented traditional terraced family home which has an extremely flexible floor plan. The property comprises of vestibule; entrance hall with cupboards off; living room (currently a dining room) with bay window permitting fantastic views of the beach, Firth of Forth and over to Fife, living flame gas fire with decorative inlay, hearth and surround; dining room (currently a sitting room); well appointed kitchen with door access onto ground level enclosed patio area; double bedroom three with door access onto ground level enclosed patio area and bathroom.

A decorative wooden staircase leads to the upper landing where natural daylight floods in through the cupola. From here there is a magnificent front facing master bedroom (currently a living room) permitting fantastic views of the beach, Firth of Forth and over to Fife, living flame gas fire with

decorative inlay, hearth and surround; double bedroom two with fitted wardrobes; double bedroom four (currently a dining room); well appointed kitchen with door access out to garden and a shower room with WC.

The property has gas central heating, double glazing and period features. There is a tidy front garden and a well maintained, established rear garden that is on split levels with patio areas, planted borders and a lawn. Steps lead up to a double garage from where there is unrestricted on street parking on Seaview Crescent and at the front of the property on Seaview Terrace itself. The energy efficiency rating for this property is E.

## COUNCIL TAX

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

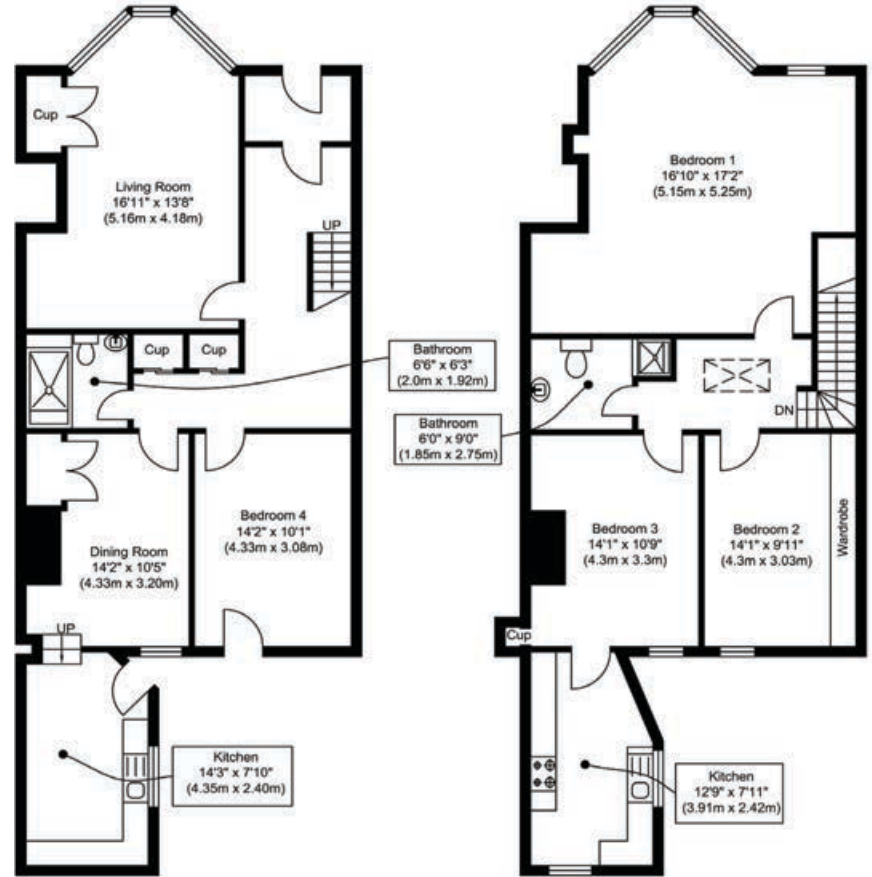


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Ground Floor  
Approximate Floor Area  
907.18 sq. ft.  
(84.28 sq. m)

First Floor  
Approximate Floor Area  
893.83 sq. ft.  
(83.04 sq. m)

**A ANNAN**  
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