



## 65 Seaview Terrace, Edinburgh, EH15 2HE

Light and Beautifully Presented, Three-Bedroom, Mid-Terrace House with Waterfront Views

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy



# Property Description

Light and beautifully presented, three-bedroom, mid-terrace house with a garden, detached garage and waterfront views. Located in a popular residential area of Joppa, east of Edinburgh city centre.

Comprises an entrance hall, a living room, a kitchen/dining area, three double bedrooms and a bathroom.

Highlights include a modern fitted kitchen, a fitted three-piece bathroom, double glazing and gas central heating. In addition, benefits include a decked patio, a detached garage and a large garden space.

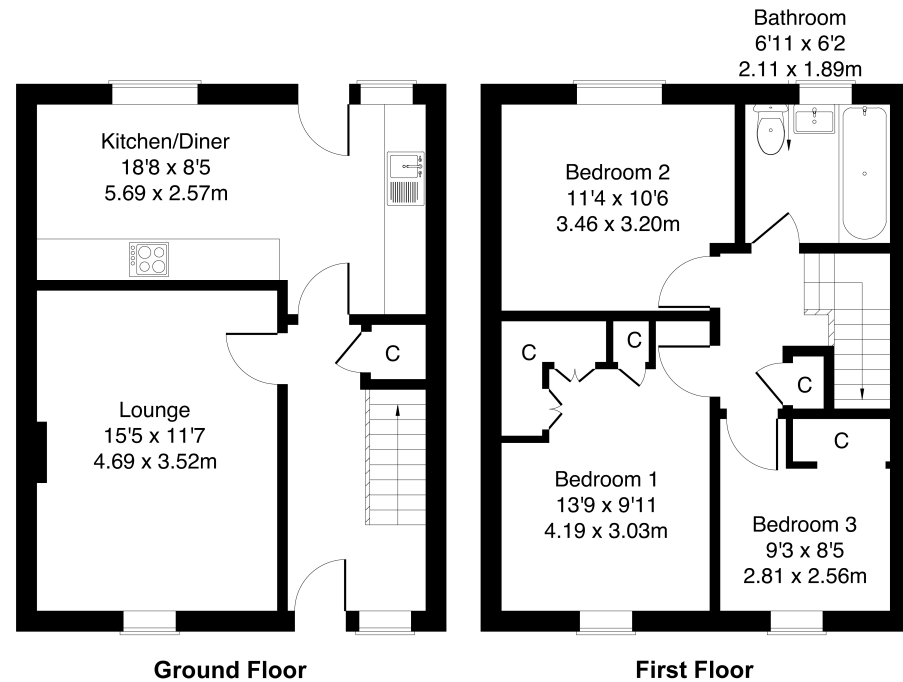
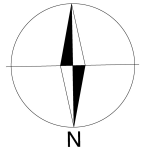
Light and beautifully presented, three-bedroom, mid-terrace house with a garden, detached garage and waterfront views. A welcoming entrance hall that leads to all ground-floor accommodation. The generously sized living room features soft carpeted flooring, a large window framing stunning waterfront views, and a central ceiling light for a warm, inviting atmosphere. The well-appointed kitchen/dining area boasts stylish wooden flooring, wood-effect worktops, a stainless steel sink with drainer, and a contemporary tiled splashback. This space also provides direct access to the rear garden, ideal for entertaining or relaxing outdoors. Integrated appliances include a built-in oven, freezer, and a gas hob with an overhead canopy extractor.

Upstairs, you'll find three comfortable double bedrooms, all fully carpeted for warmth and comfort. Bedrooms one and two benefit from multiple built-in storage cupboards, providing excellent wardrobe and organisational space. Bedroom one offers generous proportions, ideal for a king-sized bed and additional furnishings, while bedroom two makes a perfect guest room or versatile home office. Bedroom three, also a well-sized double, enjoys plenty of natural light and would suit a child's room or additional study. Completing the home is a sleek and modern bathroom, fitted with a three-piece suite, tiled splashback, shower-over-bath setup, and a central ceiling light.



**65 Seaview Terrace, Edinburgh EH15 2HE**

Approximate Gross Internal Area: ( 904 sq ft - 84 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Joppa is a highly sought-after residential area located on the scenic southern shores of the Firth of Forth. Just a short distance away, Portobello High Street offers a vibrant mix of independent shops and local amenities, including artisan coffee houses, a bookshop, butcher, fishmonger, bakery, greengrocer, and an Aldi supermarket. For a wider retail experience, The Jewel and Fort Kinnaird provide an excellent selection of major high-street brands, large supermarkets, restaurants, and a multi-screen cinema. The beautiful sandy beach and promenade of Portobello are within easy walking distance, perfect for seaside strolls and outdoor leisure. Residents also enjoy access to a variety of green spaces

such as Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park. For indoor activities, Portobello Leisure Centre features swimming pools, a gym, fitness studios, a spa with Turkish baths, and a soft play area for children. The area is well-served by a range of highly regarded schools for all ages, with Edinburgh College, Towerbank primary school, St John's and Queen Margaret University both within easy reach. Excellent transport links include regular bus services to the city centre, a nearby rail station at Brunstane, and swift access to the A1, city bypass, and major road networks.









## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.