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## 122 Seaview Terrace, Edinburgh, EH15 2HQ

Tastefully Presented, Two-Bedroom, Mid-Terrace Villa, with Private Patio Garden

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# Property Description

Light and tastefully presented, two-bedroom, mid-terrace villa, with patio gardens, set close to the waterfront. Conveniently located in the popular and highly-regarded residential area of Joppa, east of Edinburgh city centre.

Comprises a vestibule, a living/dining room, a kitchen, two double bedrooms, and a bathroom.

Highlights include a stylish fitted kitchen (Oct' 24), a modern bathroom suite, double glazing and gas central heating.

In addition, benefits include an enclosed rear patio with a store shed, and a service area to the front, together with unrestricted street parking.

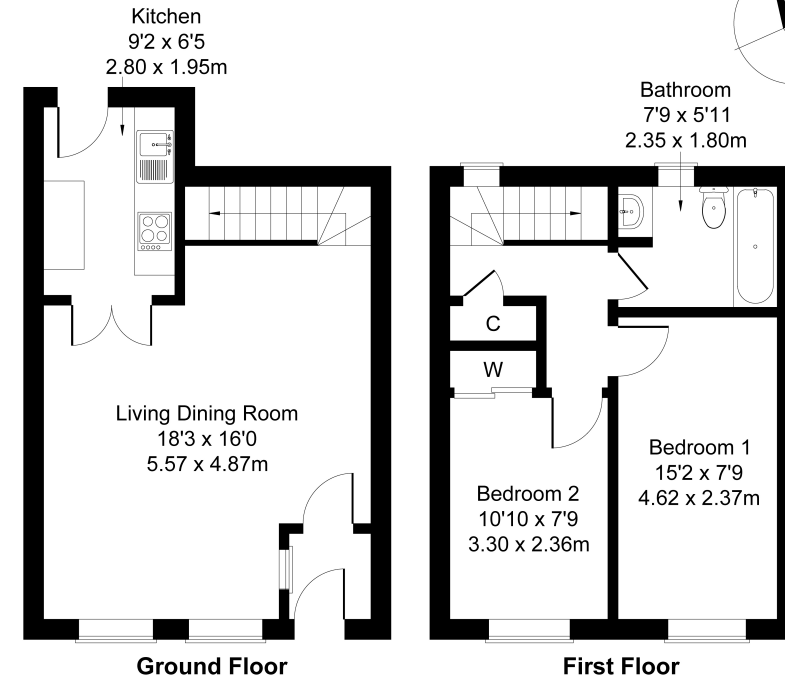
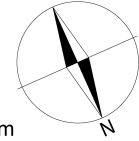
A welcoming entrance vestibule opens into a spacious living/dining room, set to the front with twin windows, carpeted flooring, a pendant light fitting, and plenty of space for furnishing. Set off the living room, double doors lead into a stylish kitchen which provides access to the patio area to the rear. Modern units include marble-effect worktops with a matching splashback surround, a sink with a spray-pull tap; and an integrated gas hob with a canopy above, an eye-level oven, and a fridge/freezer.

The upper floor gives access to a convenient storage cupboard, two double bedrooms and a bathroom. The two double bedrooms are set to the front, with carpeted flooring, and a built-in wardrobe with mirror doors for bedroom two. Completing the accommodation, to the rear, the bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (700 sq ft - 65 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-regarded residential area, on the southern shores of the Forth. Nearby Portobello High Street has a bustling high street, with a good range of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer, and an Aldi; whilst The Jewel and Fort Kinnaird offer further large supermarkets and a range of major high-street names, restaurants and a multi-screen cinema. The extensive sandy beach and seafront promenade of Portobello are within walking distance, whilst further afield Holyrood Park, Arthur's Seat, Duddingston

Loch and Figgate Park also offer open spaces for recreation; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. The area offers a good choice of well-regarded schools catering for all levels, with Edinburgh College and Queen Margaret University within easy reach. There is a regular bus service connecting to the city centre, a rail station at nearby Brunstane, and excellent connections to the A1, city bypass, and major road networks.





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