

Room with a View: rare seaside villa on the market

A rare chance to snap up a seaside villa in one of Scotland's most desirable property hotspots has appeared just in time for summer.

Located in sought-after Joppa, 19 Esplanade Terrace overlooks the famous golden sands of Portobello Beach and benefits from picturesque views of the Firth of Forth.

On the market with Warners Solicitors and Estate Agents for offers over £575,000, the four-bedroom property boasts a bright and modern interior while also retaining its Victorian heritage.

Original fixtures and fittings are present throughout the family home, including an entrance vestibule, grand high ceilings, cornicing and an elegant bay window.

April Harper, Property Agent with Warners, said: "Properties of this calibre rarely hit the market in Portobello and Joppa.

"The real draw of 19 Esplanade Terrace is its lustworthy position along the promenade. You can sit back in the front garden and take in the breathtaking views of the sea.

"If you are looking for a bit more privacy to enjoy the sunshine, the villa also boasts a south-facing garden with a patio to the rear.

"The inside of the property is also pretty special, with four large bedrooms and many of its period features still on display. From the living room's bay window you can look right

out across the sea.”



Situated east of Edinburgh, Joppa provides a seaside sanctuary away from the hustle and bustle of the city.

Families can enjoy an array of amenities along Portobello's high street, breathe in the sea air as they stroll along the promenade or even take a dip in the town's much-loved Victorian 'baths'.

Fort Kinnaird retail park is also just a short drive away, with a selection of high street brands, chain restaurants and an ODEON cinema.

With frequent bus and train connections to East Lothian, Edinburgh and the Borders right on the doorstep, day trips and commuting for work are made easy.

April added: "Portobello itself is packed full of cafes and shops, while there is also plenty of schooling options available.

“With four bedrooms, the house is perfect for families or couples looking for extra space in one of Edinburgh’s most popular suburbs.”

Viewing for 19 Esplanade Terrace can be arranged by emailing east@warnersllp.com or calling 0131 668 0441 or visit www.warnersllp.com