

# COULTERS<sup>®</sup>

62 Joppa Road,  
Edinburgh,  
EH15 2ET



A beautifully presented and well-proportioned five bedroomed Victorian terraced house located just yards from Portobello promenade and beach. Rarely available, the property has been lovingly maintained by the current owners, who have retained many of the period features including ornate cornicing, period fireplaces, and original sash and case windows. The property also benefits from a professionally landscaped front garden, a fully enclosed, private rear garden and generous cellar garden storage.



### Sitting Room

Situated at the front of the property, this impressive room boasts high ceilings, large bay window, Edinburgh press and an attractive fireplace with wooden mantle and a 'Hobbit' wood burning stove. The room is tastefully decorated and features stripped wooden floorboards.



### The property comprises:

- Victorian tiled vestibule
- Welcoming hallway with under stair storage
- Sitting room with bay window and period features
- Spacious dining room connecting to kitchen
- Shaker style kitchen with direct access to gardens
- Versatile family room or fifth bedroom on ground floor
- Four bedrooms to first floor
- Sea views from rear, first floor bedrooms
- Modern, three-piece family bathroom
- Gas central heating and cast iron radiators
- Beautifully kept front garden
- Rear lawned garden with access to coal lane and handy garden store

## Kitchen and Dining Room

With direct access to the garden, the kitchen is situated to the rear of the property and features high quality John Lewis units, corian worktops and integrated appliances including a new Siemens oven, 5 ring gas hob, dishwasher and washing machine. An attractive dining room adjoins the kitchen and offers a fantastic space, perfect for entertaining or family dining. This room also benefits from many period features including a traditional fireplace, press and original servant bells.



## Bedrooms

There are four bedrooms on the first floor all of which are accessed off a pleasant hallway which is flooded with natural light from the overhead cupola. The main bedroom mirrors the living room below, with the fireplace tiling and matching feature wall making an eye-catching statement that is in-keeping with the home. The bedrooms situated to the rear of the property are both generous doubles and benefit from stunning views of the sea and Fife beyond. The fourth bedroom is a large single or would equally make an excellent home office. Downstairs, the family room would also make a superb double bedroom for guests or those that prefer to be on the ground level.



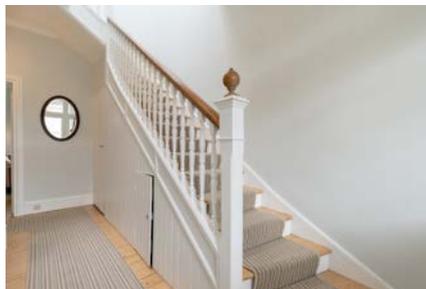
## Bathroom

The three-piece family bathroom is white and contemporary in style and benefits from a cupola above and fully



## Gardens

The property is set behind traditional, recently installed iron railings and has a particularly impressive front garden which has been designed and landscaped professionally to provide a most attractive entrance to this family home. To the rear, a set of stone steps leave down from the kitchen to a well-maintained garden which is fully enclosed and is predominantly laid to lawn with a separate patio area, perfect for BBQs and family gatherings. A gate provides access to the old coal lane which in turn allows quick and easy access to the promenade and beach just yards away.

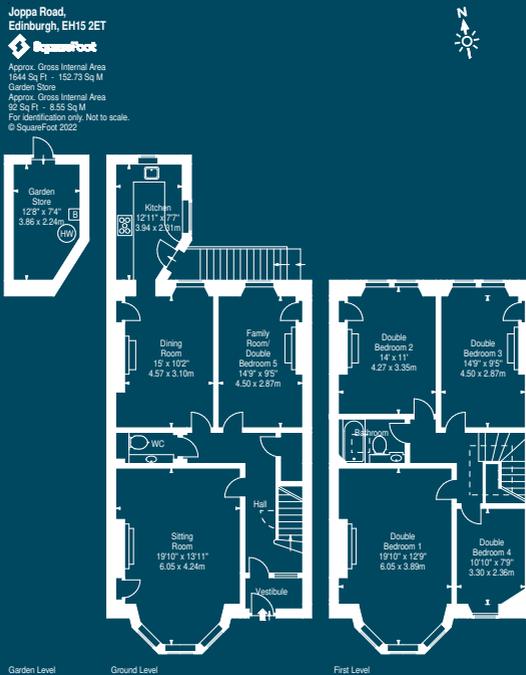


## Extras

All fitted appliances, light fittings (excluding those in the sitting room and dining room) and flooring are included in the sale.

## Area

The property is superbly located in the highly sought-after area of Joppa which borders Portobello, to the east of Edinburgh's city centre. This coastal suburb has a fantastic community and is well known for the breadth of recreational facilities on offer including the historic swim centre, community sea sports club, tennis club and bowling club all within minutes of the property. The area is characterised by its beautiful sandy beach which is great for families, dog walkers and wild swimmers and is bordered by an excellent selection of popular cafes, bars and restaurants. An outstanding array of independent shops lines Portobello's high street and the area also benefits from all the necessary amenities including a Post Office, library, bank and doctors surgery with supermarkets including Aldi and Scotmid all available on foot. There are multiple green spaces in the surrounding area to enjoy with Abercorn Park and Joppa Quarry Park nearby, as well as multiple golf courses including Musselburgh and Portobello Golf Courses just a short drive away. The area is well-served by public transport with regular bus services to and from the city centre and Brunstane, Newcraighall and Musselburgh railway stations offering connections to Waverley station and beyond. The property falls within the catchment area for the highly regarded Towerbank Primary school with St John's RC Primary in close proximity and secondary schooling available at the recently redeveloped Portobello High School and Holy Rood RC High School. Private primary and secondary education is available at Loretto School in nearby Musselburgh or within the city centre.



# WELCOME HOME <sup>©</sup>

## Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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