



Generously proportioned 4-bedroom end-terraced house with outstanding sea views within a much sought after area.

 4 Bed  2 Bath  1 Reception

With outstanding sea views, 13 Eastfield is a generously proportioned 4-bedroom end-terraced house, situated in the popular residential area of Joppa. The property is now in need of modernisation throughout and offers the opportunity to create a superb home in a sought-after location. The accommodation, in brief, comprises – entrance vestibule hallway, sitting room, dining room, kitchen, sunroom, 4 double bedrooms, and shower room. The property benefits from partial electric heating, double glazing throughout, and good storage. Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

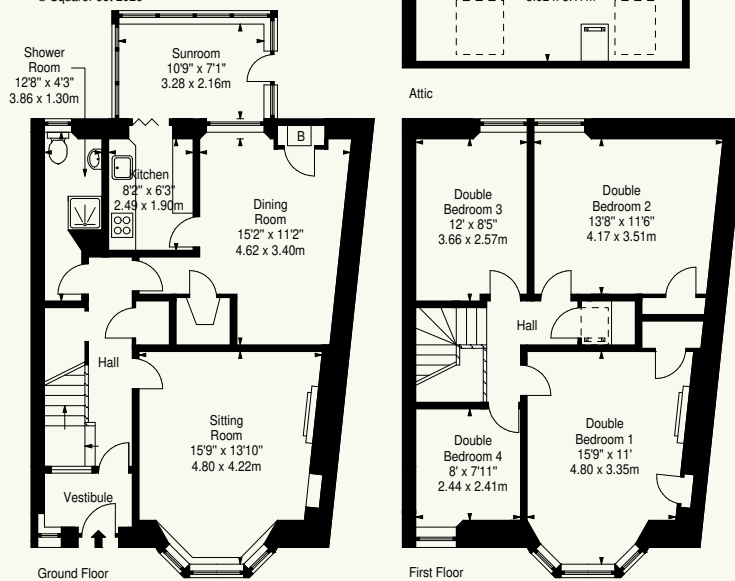
- sought after residential location
- Good local amenities and transport links
- Complete modernisation required
- Private rear garden overlooking Firth of Forth
- Sitting room
- Dining room
- Kitchen
- Sunroom
- 4 double bedrooms
- Shower room
- Good storage including attic
- EPC Rating F

Fixed Price £600,000

Eastfield,
Edinburgh,
Midlothian, EH15 2PW



Approx. Gross Internal Area
1345 Sq Ft - 124.95 Sq M
Attic
Approx. Gross Internal Area
207 Sq Ft - 19.23 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lying just four miles east of Edinburgh City Centre, Joppa and adjoining Portobello are highly respected and much sought after areas offering the very best of coastal living, combined with city centre accessibility. The bustling High Street with a range of independent shops, cafes, bars and restaurants sit happily alongside a wonderful stretch of promenade and sandy beach, also with numerous cafes and eateries including the popular Beach House café. Wild water swimmers, kayakers, stand up paddlers, joggers, cyclists and beach volleyball players all take advantage of the superb surroundings, not to mention those who simply enjoy a stroll along the promenade, ice cream in hand! The promenade also plays host to a

refurbished Victorian swimming pool with Turkish sauna and gym. During the summer months locally organized activities include the big beach busk and the art walk. The Fort Kinnaird retail and leisure complex boasts the majority of High Street names and is a short drive away. There are frequent bus services to the city centre and to many other parts of the city, with Brunstane Rail Station providing an alternative link. The A1, city by-pass and thereafter the central motorway network and Edinburgh International Airport and all readily accessible. Schooling is well represented from nursery through to senior level, with Queen Margaret University and Edinburgh College catering for further education.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of movable items. The Property is being sold as seen.