



Morton Street, Edinburgh, EH15



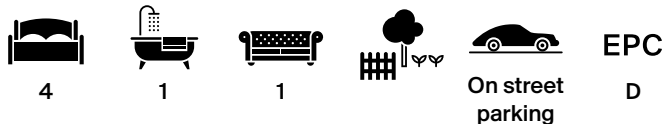
A rarely available semi-detached property in the **desirable seaside area** of Joppa.

This is a charming Victorian semi-detached villa, located on Morton Street in the sought-after Joppa/Portobello area of Edinburgh. Boasting four spacious bedrooms along with a large private garden, this property is spread over two beautifully presented floors.

The property is full of charming period features, such as intricate cornicing and a stunning ornate fireplace in the living room, which provides a warm and inviting space to relax in. The wooden floors and large bay windows add to the character and charm of the property, while the balcony on the first floor offers sea views.

The open plan kitchen and dining room, complete with an adjoining utility room leads out to a large and private garden, perfect for outdoor entertaining or family gatherings. All four bedrooms are well proportioned and benefit from ample storage whilst there is a study on the ground floor.

In addition to the well-appointed living areas, the property also boasts a useful attic space, providing substantial storage. This property offers the perfect balance of historic charm and modern convenience, making it the ideal family home.



Offers Over	Tenure	Local Authority	Council Tax
£775,000	Freehold	The City of Edinburgh Council	Band G



Features include:

- Semi-detached Victorian property
- Four bedrooms
- One bathroom
- Separate WC
- Study
- Open plan dining room/kitchen
- Balcony
- Large private garden
- Attic space
- Stylish interiors
- On street parking
- Close to all public amenities

Location

The sought-after Joppa area lies to the east of the city centre, on the southern shores of the Forth. Nearby Portobello has a superb range of amenities including local shops and a choice of restaurants, bars and cafés. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away.

The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pits and two play parks. The property lies a three minute walk from one of the best beaches in the area.



A regular bus service connects to the city centre, Brunstane railway station is close by and the A1 and City Bypass are also within easy reach. There is well-regarded schooling at all levels with the Queen Margaret University and Edinburgh College catering for further and higher education close by. Regular bus services operate to and from the city centre and to most surrounding areas, and there is convenient access to the City Bypass.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Grand piano and American fridge freezer can be included in the sale





Approximate Gross Internal Floor Area

1,778 sq ft / 166 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Edinburgh
80 Queen Street

Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ricardo Volpi

0131 222 9600

ricardo.volpi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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