

**42 1F3 Joppa Road, Joppa
Edinburgh, EH15 2ET**

OFFERS OVER £245,000



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- Spacious period first floor flat with great character and sea views from several rooms
- Bright and sunny bay-windowed sitting room giving access to flexible study/box room
- Large dining room/kitchen with appliances, utility room off and walk-in pantry store
- Double bedroom and bright L-shaped bathroom/shower
- Gas central heating and double glazed sash-and-casement windows
- Entry system and walled communal garden with allocated shed
- Popular coastal setting
- EPC C

Description

Enjoying unobstructed sea views, this large traditional first floor flat boasts timeless charm and is sure to appeal to purchasers wishing to live only yards away from the wide sandy bay and promenade. The property is part of a solid stone-built tenement (Circa 1890) and provides accommodation extending to approximately 80 sqm. It has a good ceiling height, ornate cornicing and offers scope to form a second bedroom (subject to necessary consents). There is a very spacious and elegant south-facing bay-windowed sitting room to the front complete with gas fire. A versatile study/box room is ideal for home working whilst a further store is accessible from the generously proportioned hall. The fitted kitchen/dining room featuring appliances gives access to the utility room off plus walk-in larder (also with stone worktop). There is a good-sized double bedroom and an upgraded bathroom having an over bath shower and the luxury of electric underfloor heating and shower.

The building has a well presented (and friendly) staircase and entry system. Major roof repairs (with a 20-year guarantee) were carried out in 2023. Residents deal with the maintenance of stair cleaning, gardening and lights) by a £15 pcm subscription thus avoiding expensive factoring fees.





Central Heating and Double Glazing

Gas central heating is operated by a modern condensing gas combi boiler (installed 2023). There are double glazed replacement sash-and-casement windows.

Garden

The building benefits from a well-proportioned communal rear garden and flat 5 has a shed.

Parking

Unrestricted on-street parking is available on and around Joppa Road.

Location

At the east end of Portobello, 42 Joppa Road fronts the coastal road (B6415) is on a well-served bus route leading to Musselburgh (2 miles) and Edinburgh (3.5 miles) plus 1 km from the rail station. It is quite literally yards away from award-winning sandy beaches and the attractive promenade with a modernised swimming pool, champagne/seafood bar plus sailing/kayaking clubs are located. This popular and largely residential suburb is a protected Conservation Area whilst neighbouring Portobello (0.5 mile) provides numerous shops (including Scotmid and Aldi), a bank, chemist, bakers and other social amenities. Good schools, several parks and additional recreational pursuits are also immediately accessible. A choice of golf courses and several major supermarkets/retail parks are only a short drive away.

Extras

The sale price includes all floor coverings, double range cooker, dishwasher, washer dryer and American style fridge/freezer.

Wrought iron window boxes (framing all three views with greenery) will also be left.

Home Report

The property has been valued at £250,000 and the link to the Home Report is available via the ESPC web site.

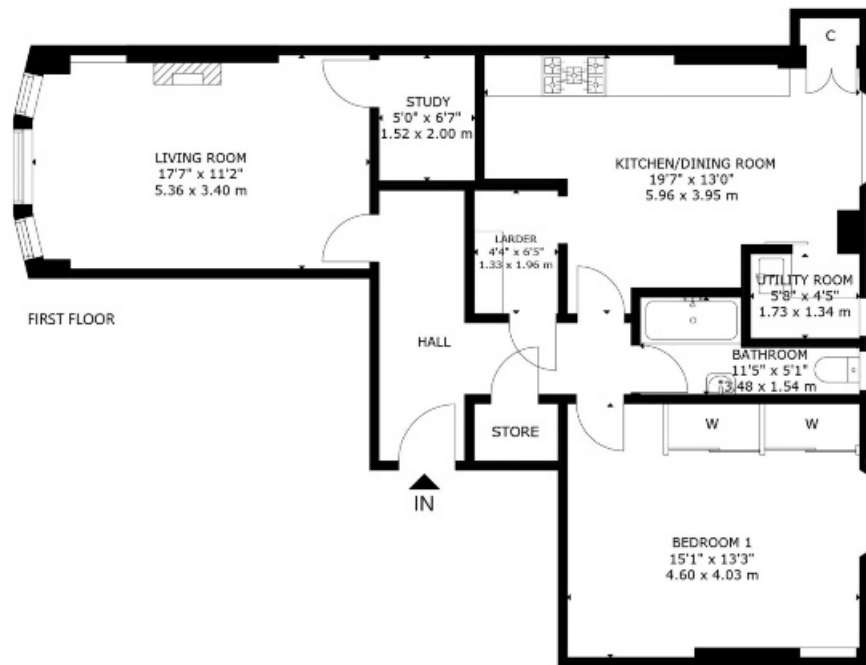
Council Tax and Energy Performance Certificate

The property has a C-rated EPC and lies in Council Tax band C.

Viewing

Telephone Agents 0131 229 3399 (075958 20611 out with office hours).





FIRST FLOOR



42/5 JOPPA ROAD, EDINBURGH EH15 2HA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 887 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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