

**9 Joppa Road, Joppa  
Edinburgh, EH15 2HA**

OFFERS OVER £470,000



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- Stone-built Georgian semi-detached villa requiring upgrading
- Living room and separate dining room/bedroom 4
- Kitchen/breakfast room, study and downstairs bathroom/shower
- 3 double bedrooms and toilet compartment
- Gas central heating and double glazing
- Walled gardens to front and rear with driveway
- Edinburgh's popular seaside location/Conservation Area
- EPC D

### Description

This deceptively spacious Georgian villa is just a few minutes' walk away from a superb 2-mile sandy beach. It is part of a pair thought to have built around 1833 (Listed Category C). The property exudes character retaining an original marble fireplace, panelled doors and cornicing. Despite having timeless charm, it will only appeal only to purchasers prepared to carry out full modernisation and repairs. Extremely flexible accommodation (118 sqm) is arranged over two floors with an ample provision of storage. The classic entrance vestibule opens into a sizeable reception hall. On the ground floor is a public room/bedroom 4, fitted kitchen/breakfast room and large bathroom/shower. Upstairs is the drawing room, 2 further double bedrooms, small toilet compartment and a useful study area.







### Central Heating and Glazing

There is gas central heating and a mixture of timber single glazed windows.

### Garden and Parking

There is a long walled front garden plus a sunny south-facing rear garden. A shared lane would allow vehicular access into the driveway.

### Location

Within Portobello Conservation Area, Number 9 is quite literally just a few yards away from the end of the promenade and beach. Joppa Road forms part of the coastal route from Portobello to Musselburgh along which frequent bus services operate (numbers 26 and 41). Edinburgh's 'seaside' is a very popular location being close to attractive open countryside, coastal walk ways and golf courses. The extensive shopping park at Fort Kinnaird, health services, golf courses and modern swim centre are all within very easy reach. The A1 and other major road networks are readily accessible whilst neighbouring Brunstane has a rail station with services into the City Centre (6 miles). There are local schools including Portobello High School.

### Extras

The carpets and built-in kitchen appliances are included in the sale price.

### Valuation

The property is valued by surveyors at £475,000 which already reflects the extent of upgrading works required. A link to the Home Report is available via the ESPC web site.

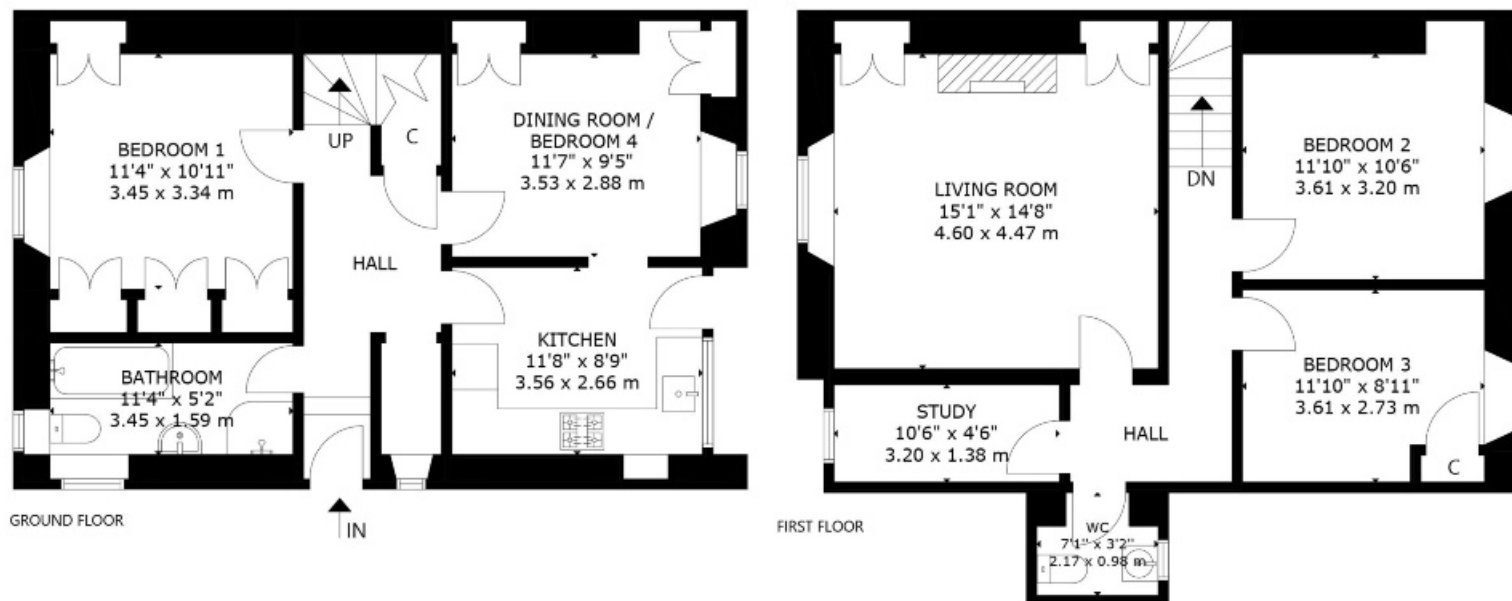
### Council Tax and Energy Performance Certificate

The EPC rating is D and it lies in Council Tax band F.

### Viewing

Viewing is by appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





9 JOPPA RD, EDINBURGH, EH15 2HA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,429 SQ FT / 132 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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