



# 9/3 JOPPA STATION PLACE

Joppa, Edinburgh, EH15 2QU



1

Public Room



2

Bedrooms



2

Bathroom





# 9/3 JOPPA STATION PLACE

**B**enefiting from a south-facing sun terrace, this spacious two-bedroom top-floor flat is part of a peaceful modern development featuring landscaped communal gardens and residents' parking - just a short stroll from Portobello Beach and within a 30-minute drive or bus journey from the city centre. The flat's tasteful neutral interiors include two double bedrooms with storage, a shower room in the principal suite, a bathroom, a breakfasting kitchen, and a living room with French doors to the terrace, which has space for a table and chairs.



EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Top-floor flat in Joppa
- Exclusive modern development
- Well-presented neutral interiors
- Sky-lit hall with built-in storage
- Sunny terraced living room with fireplace
- Attractive breakfasting kitchen
- Main bedroom with a wardrobe and an en-suite
- Versatile second double bedroom with a wardrobe
- Modern family bathroom
- Private southeast-facing sun terrace
- Well-kept shared garden grounds
- Private residents' parking











Extras: All fitted floor and window coverings and light fittings will be included in the sale. Factor: The factor is managed by Trinity Factors at an approximate yearly cost of £1300.



























## JOPPA, EDINBURGH

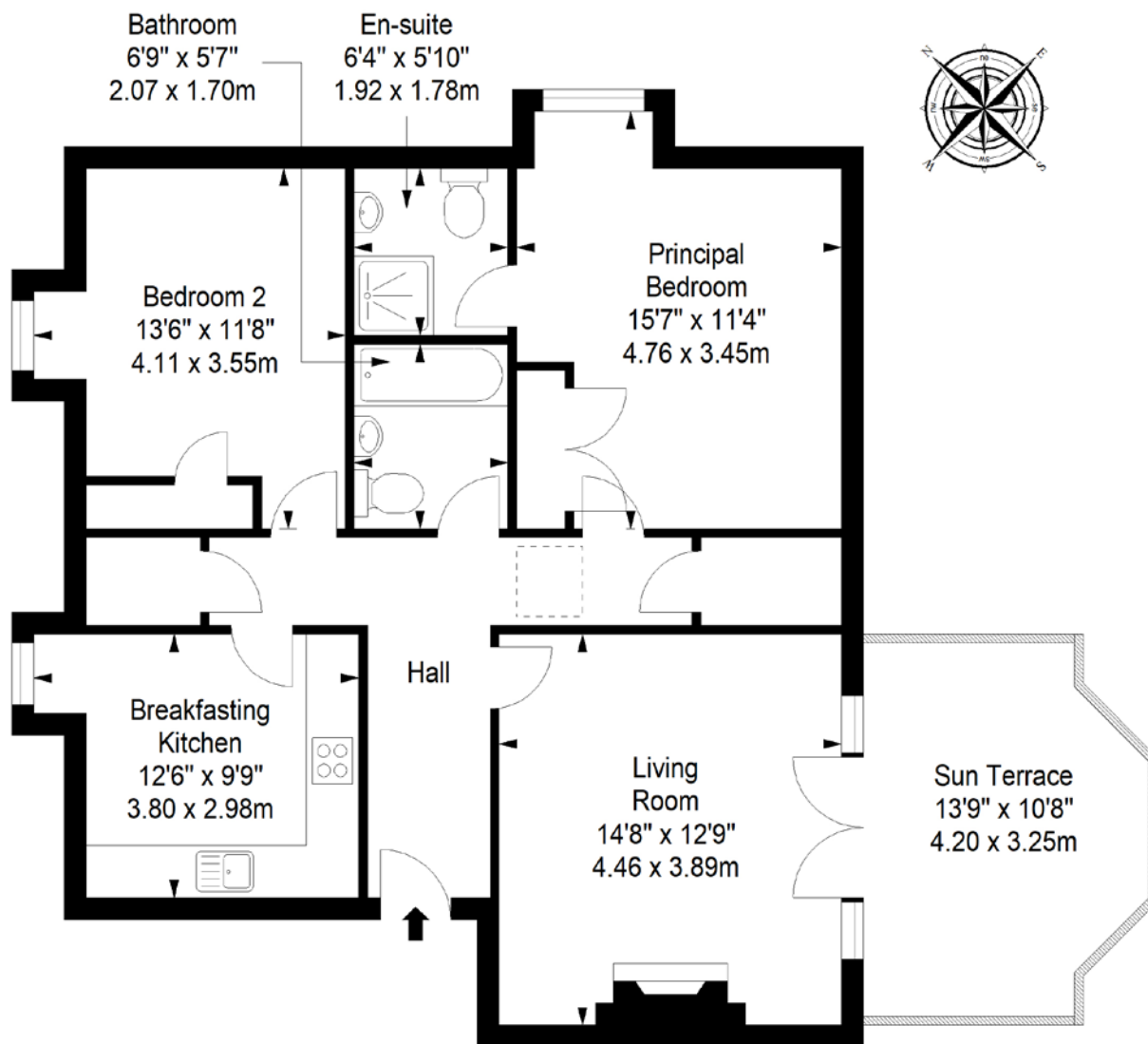
Hugged by golden sandy beaches and within sight of majestic Arthur's Seat, Joppa has long been one of the most desirable suburbs in the capital. Situated just over three miles northeast of the city centre, between trendy Portobello and popular Musselburgh, Joppa offers all the charm of a Victorian seaside town with all the advantages of city living. Its local amenities are supplemented by Portobello High Street (a bustling thoroughfare lined with high-street shops and independent retailers) and by several major supermarkets in neighbouring Musselburgh. For more extensive shopping facilities, Fort Kinnaird is just a short drive away and is home to more than fifty outlets, eateries and a multi-screen cinema. Owing to its coastal setting, Joppa promises an active outdoor lifestyle to suit every taste: from relaxed strolls along the beach and rounds of golf in picturesque East Lothian, to exhilarating water sports or hikes up Arthur's Seat. Just along the waterfront is Portobello Swim Centre, which boasts first-class indoor swimming facilities, as well as beautifully restored Turkish baths. Joppa is within the catchment area for fantastic state schools and is also convenient for Loretto School in Musselburgh. The town enjoys excellent public transport links into the city centre, including train services from Brunstane station and comprehensive day/night bus routes, as well as ideal proximity to Edinburgh City Bypass and the A1.



# FLOORPLAN

## Second Floor

Approx. 78.0 sq. metres (839.6 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 sq. feet)



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