



Deans Properties

Deans Solicitors and Estate Agents LLP



**5 Joppa Terrace
Portobello, EH15 2HY**



MAIN DOOR FLAT

- Living Room
- Kitchen/Dining Room
- Utility
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - C



This immaculately presented main door flat forms part of an attractive Victorian villa in a quiet street in Portobello, within walking distance of a range of popular cafes, restaurants, shops and lovely walks at Portobello Beach. There are convenient public transport links via bus and train. The spacious accommodation comprises; welcoming entrance vestibule with period tiling, generous, bay-windowed living room with attractive feature fireplace and original cornicing, stylish, handcrafted fitted kitchen with space for dining table and chairs, utility room, two well-proportioned double bedrooms and recently refurbished shower room with thermostatic shower. There is a neatly landscaped, private garden to the rear offering a lovely spot to relax or entertain. A further private garden lies to the front which has been recently laid with fresh chips. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, oven, hob, hood, fridge-freezer, dishwasher and wall-mounted TV in the kitchen. Other items may be available by separate negotiation. All appliances included above are sold as seen with no warranty provided.

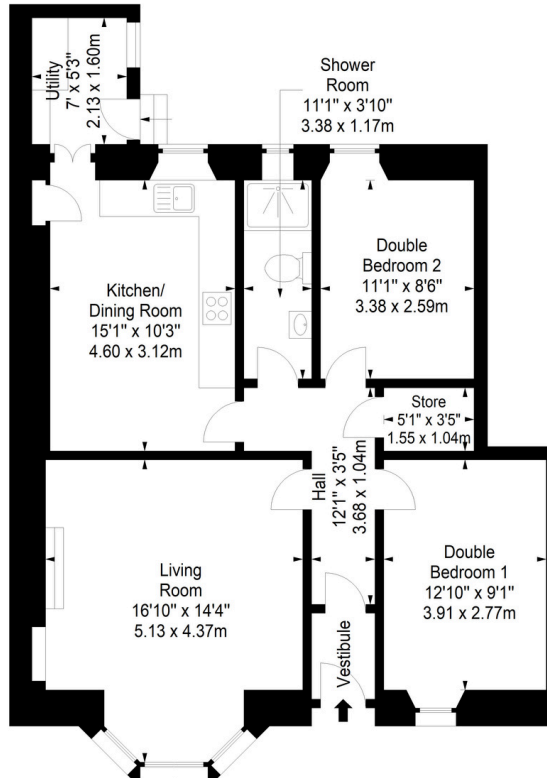




**Joppa Terrace,
Edinburgh,
Midlothian, EH15 2HY**



Approx. Gross Internal Area
806 Sq Ft - 74.88 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP



0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk