



10 Joppa Park, Edinburgh, EH15 2EP

Elegant two-bedroom upper villa with private garden walking distance to Portobello Promenade

URQUHARTS
EDINBURGH



DESCRIPTION

10 Joppa Park is a beautifully presented two-bedroom main door upper villa with private enclosed garden within walking distance from Portobello Beach and Promenade. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property has been tastefully renovated throughout whilst retaining many original period features and is in move-in condition.

Entrance vestibule and hall to the upper accommodation; bright bay windowed living room with working gas fireplace and surround; modern fitted kitchen / dining room with wall and base units, integrated appliances and island; two good-sized double bedrooms; and a contemporary bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen / Dining room. Two double bedrooms. Bathroom.

Gas central heating. Original sash & case windows. Well-maintained private enclosed garden with garden shed. Unrestricted on street parking.

LOCATION

Joppa is a coastal suburb to the east of the city, in a peaceful and sought after residential area, within easy commuting distance to the city centre and beyond. Portobello and Joppa have recently become one of the most desirable suburbs of Edinburgh. It has a selection of artisan bakeries, cafes and boutique shops as well as a large selection of restaurants. Further extensive shopping is only a drive away at Fort Kinnaird. Regular buses run to and from the city centre and surrounding areas, with Brunstane train station nearby for a 7 min train journey into the city centre. The A1 and City Bypass can be easily reached giving quick access to East Lothian, majority of all main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Leisure and recreational facilities include pleasant walks along the sandy Portobello beach and promenade, a swim centre, Bannatynes health club, golf club and Newhailes National Trust estate. Catchment schools for the area are Towerbank Primary School and Portobello High School, with indoor and outdoor sports facilities including a swimming pool. Access to Edinburgh's many private schools is also available. The Queen Margaret University and the Edinburgh College are both within short distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

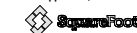
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

The property has an Energy Rating Category **E**
Tenure Freehold



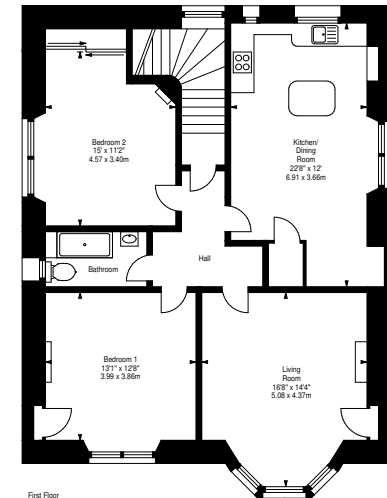
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Approx. Gross Internal Area
1088 Sq Ft - 101.17 Sq M
For identification only. Not to scale.
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Ground Floor
Entrance



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.