



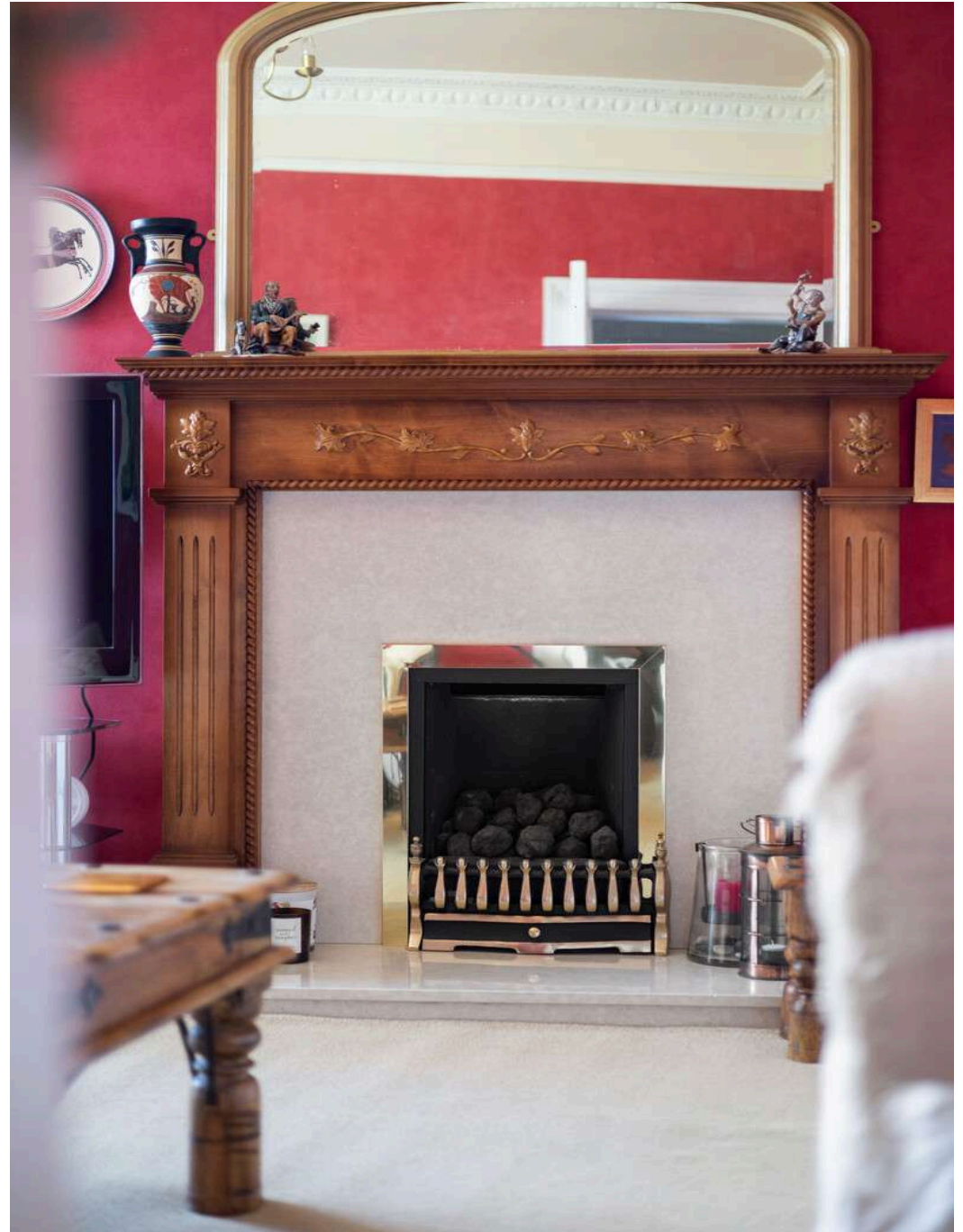
28 Dalkeith Street
Edinburgh, EH15 2HR

A

"28 Dalkeith Street is a substantial lower villa with many period features, situated on a corner plot in the highly desirable district of Joppa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- SINGLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING





28 Dalkeith Street, Joppa, Edinburgh, EH15 2HR





LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

28 Dalkeith Street is a substantial lower villa with many period features, situated on a corner plot in the highly desirable district of Joppa. Just a short walk to the beach and promenade, this rarely available exudes tremendous charm and character, making early viewing essential. The accommodation comprises: entrance vestibule with beautiful stained glass door leading to a welcoming hallway with deep cupboard space off; bright and spacious living room with bay windows, ornate cornicing, recessed press cupboard and a feature fireplace with gas fire; versatile dining/sitting room with space to comfortably accommodate a table and chairs for 6; kitchen with ample floor and wall mounted storage cupboards as well as a side door to the rear garden; impressive bay windowed double bedroom 1 with fitted wardrobes; front facing double bedroom 2 with feature fireplace; single bedroom 3 with fireplace and bathroom with mains fed shower over bath which completes the accommodation on offer. Externally, there is a low-maintenance front garden and a beautiful south-facing rear garden that offers seclusion with mature foliage, featuring a variety of expansive shrubs and plants that provide year-round colour. Additional benefits include gas central heating; single glazing and ample on street parking.

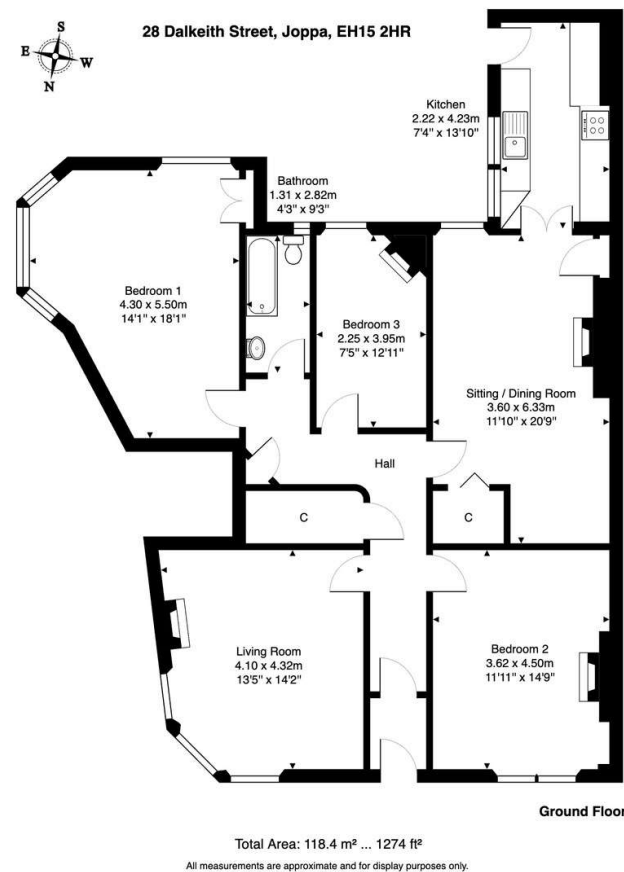
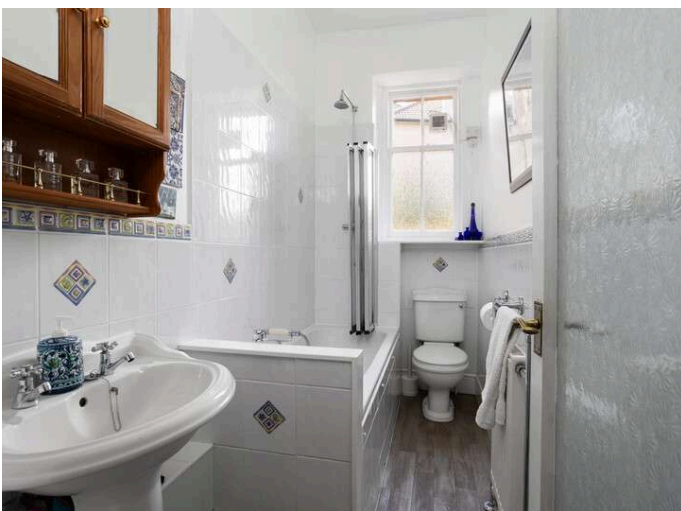
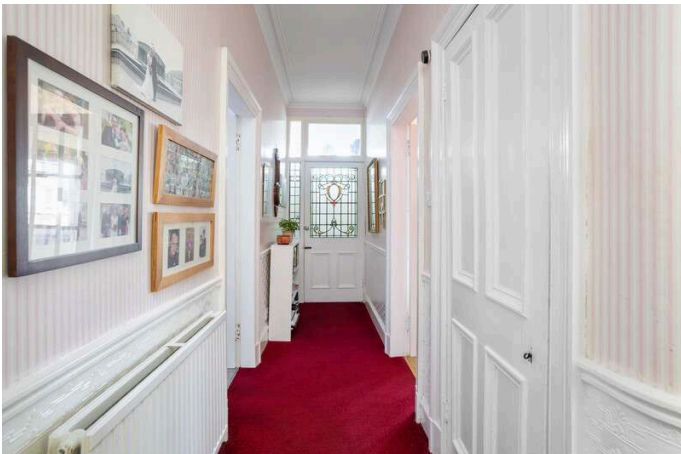
The energy efficiency rating for this property is band D

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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