

1/4 Arran Place
Edinburgh, EH15 2DU



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.

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.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College (Jewel & Esk Campus) 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. Sea swimming has become an increasingly popular year round activity.

DESCRIPTION

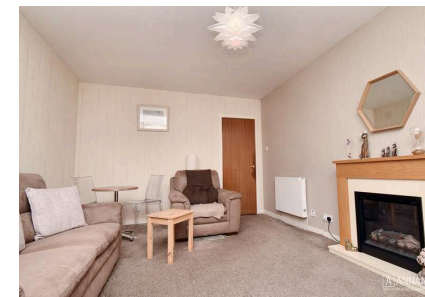
1/4 Arran Place is a beautifully presented one-bedroom first floor flat located within the desirable Joppa area. The accommodation, which is in move in condition, is entered via a communal stairwell and comprises: entrance hallway with storage cupboard off; living room; well equipped kitchen; double bedroom; and shower room with WC. Further benefits include: double glazed windows throughout; electric heating; communal garden grounds; and residents' car parking. The area also benefits from excellent local amenities and great transport links.

The energy efficiency rating for this property is band D.

COUNCIL TAX

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

Floorplan



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