

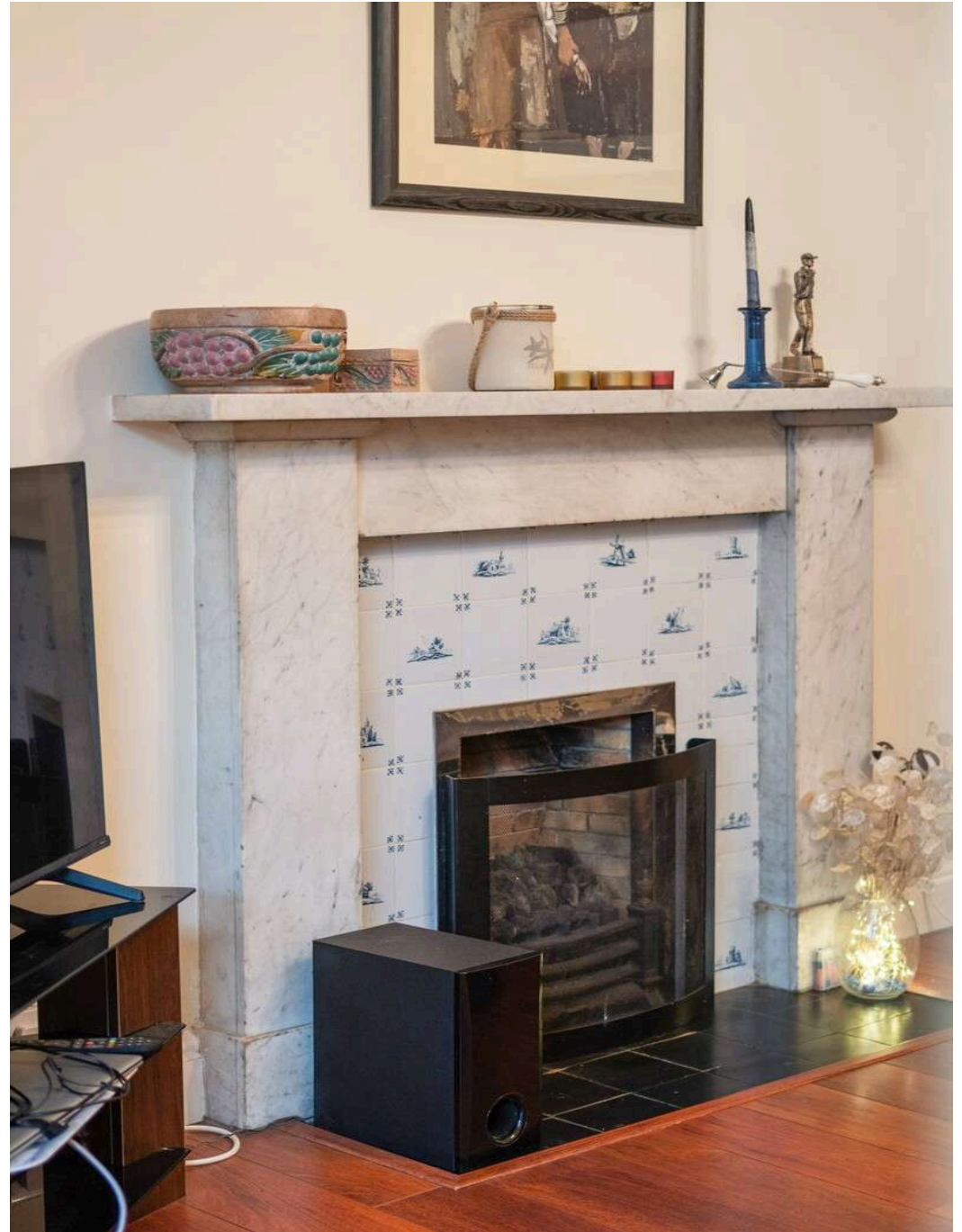
**Ivybank, 6 South Morton Street**  
**Edinburgh, EH15 2NB**

**A**

# "South Morton Street is a beautifully extended detached Victorian home offering spacious and flexible family accommodation"

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









## 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. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. 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. Sea swimming has become an increasingly popular year round activity.

## COUNCIL TAX

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



## DESCRIPTION

South Morton Street is a beautifully extended detached Victorian home offering spacious and flexible family accommodation, featuring three bedrooms and three reception rooms. Situated on a quiet cul-de-sac, the property showcases a wealth of desirable period features and boasts a large, west facing walled garden. Early viewing is highly recommended. The accommodation comprises: an inviting vestibule leading to a welcoming hallway; impressive and expansive 40 sq.m. kitchen/dining room, flooded with natural light, with a versatile living room/snug off; bright and spacious bay-windowed sitting room featuring ornate cornicing, working shutters, stripped hardwood flooring and a fireplace with multi-fuel burner; stunning bay-windowed double bedroom 1 with ornate cornicing and stripped hardwood flooring; useful utility room; fully tiled shower room with a mains-fed shower; carpeted return staircase leading to the first floor where you'll find two front-facing double bedrooms, box room and a family bathroom which completes the accommodation on offer. Externally, the property benefits from a low-maintenance gated front garden with mature shrubs and an extensive and secluded rear garden, primarily laid to artificial grass, with a patio area ideal for alfresco dining. Additional features include gas central heating, mostly double glazing, full length roof space and unrestricted on-street parking

The energy efficiency rating for this property is band D.

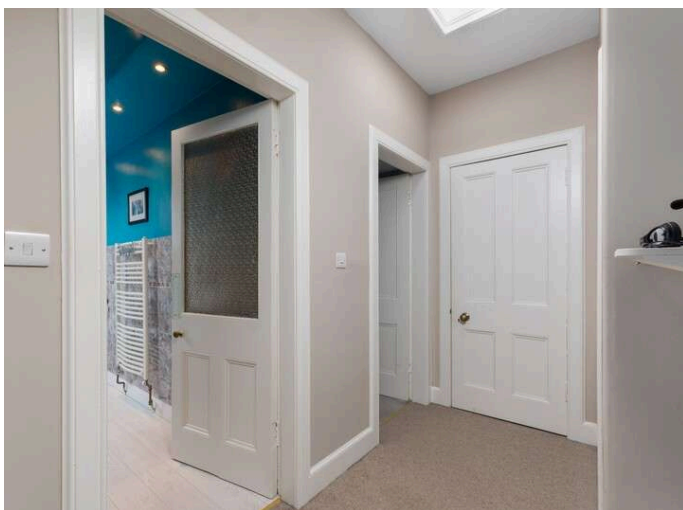
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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