



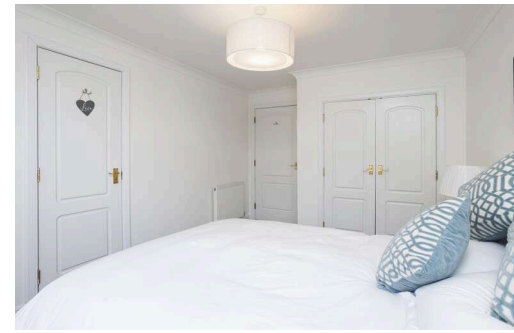
7/4 Joppa Station Place
Edinburgh, EH15 2QU

A

"Joppa Station Place is an immaculately presented two bedroom flat situated in the highly sought-after Joppa district"

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- FACTORED DEVELOPMENT
- LANDSCAPED COMMUNAL GROUNDS
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO BEACH





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 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

Joppa Station Place is an immaculately presented, two bedroom first floor flat forming part of an exclusive residential development, with beautifully landscaped grounds situated in the highly sought-after Joppa district.

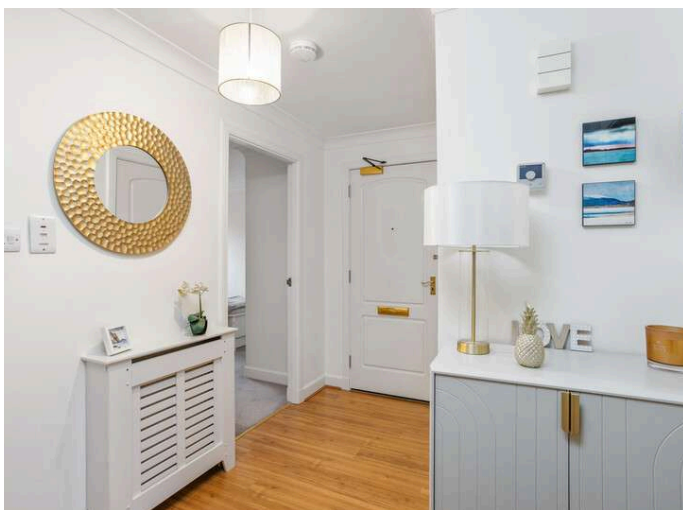
Entered through a well maintained shared stairwell, via a secure door entry system, the accommodation comprises: welcoming entrance hall with two cupboards off; bright and spacious living room; well-equipped modern kitchen with ample space for dining table and chairs; generously proportioned front facing double bedroom 1 with built-in wardrobe and contemporary ensuite shower room; double bedroom 2 with built-in wardrobe and bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; factored development; well manicured communal grounds with seating area; residents parking; short walk to Portobello beach; excellent local amenities and great transport links.

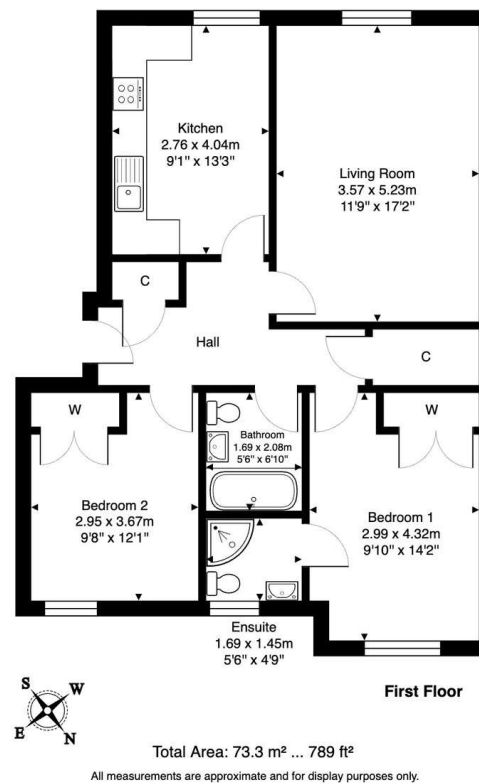
EPC RATING

The energy efficiency rating for this property is band B

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.



7/4 Joppa Station Place, Joppa, EH15 2QU



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