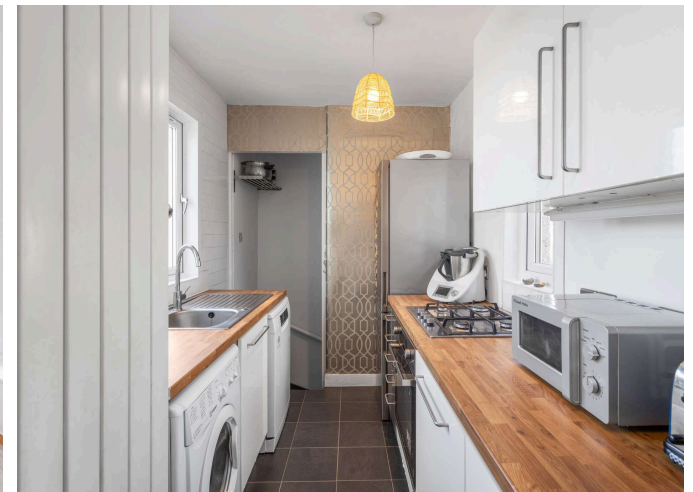


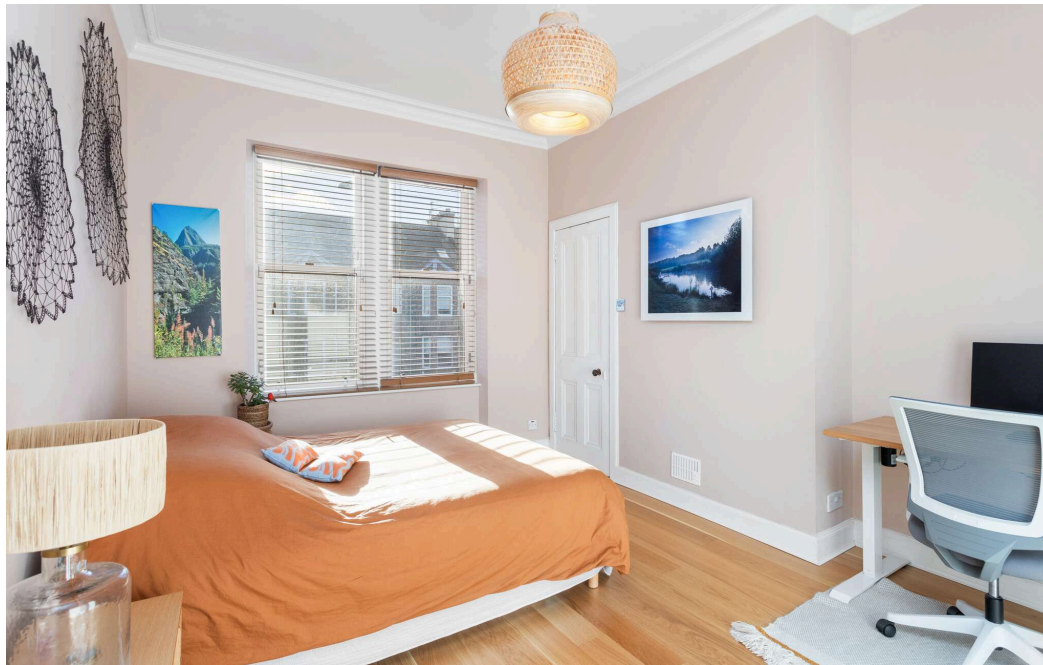
66 Argyle Crescent
Edinburgh, EH15 2QD

A

"Argyle Crescent is a beautifully presented and generously proportioned three bedroom main door upper flat"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



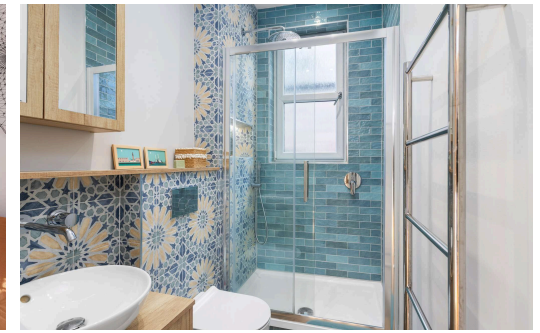
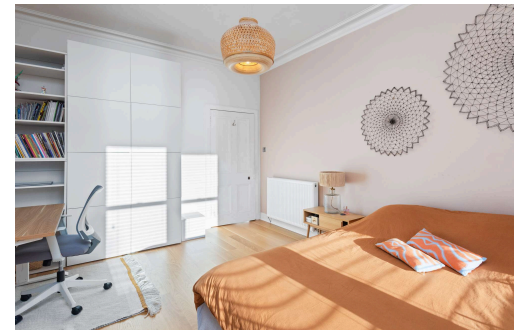


LOCATION

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

Argyle Crescent is a beautifully presented, spacious three-bedroom upper flat with its own main door, located on a peaceful residential street in the sought-after Joppa district. The property is in move-in condition and offers a well-designed layout, comprising: entrance staircase with a skylight; welcoming hallway with an additional cupboard and large skylight that floods the space with natural light; bright, airy living room with a bay window; generous dining room, large enough to accommodate a table and chairs for 6; well-equipped kitchen featuring an integrated gas hob, electric oven, dual aspect windows, and a rear staircase leading to a private garden; double bedroom with a deep cupboard off; two rear-facing double bedrooms and a contemporary shower room with a mains-operated shower which completes the accommodation on offer. Further benefits include: gas central heating; double glazing; private rear garden laid to lawn with patio area; great transport links; excellent local amenities including a short walk to Portobello beach and Promenade

EPC RATING

The energy efficiency rating for this property is band C

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.



Floorplan



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espc

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