

2 Joppa Gardens
Edinburgh, EH15 2HU

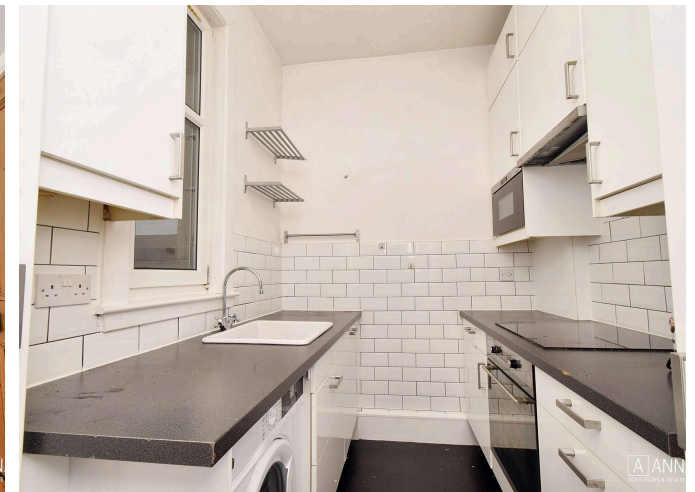


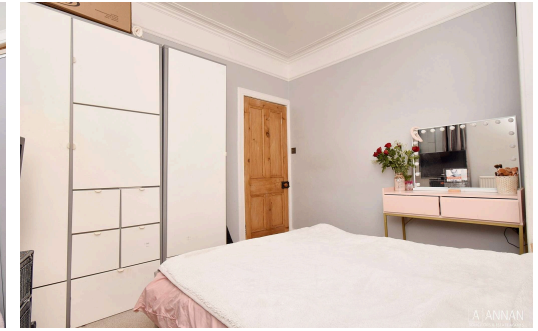
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"2 Joppa Gardens is an immaculately presented 3 bedroom, main door, end terrace upper villa with period features"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES





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

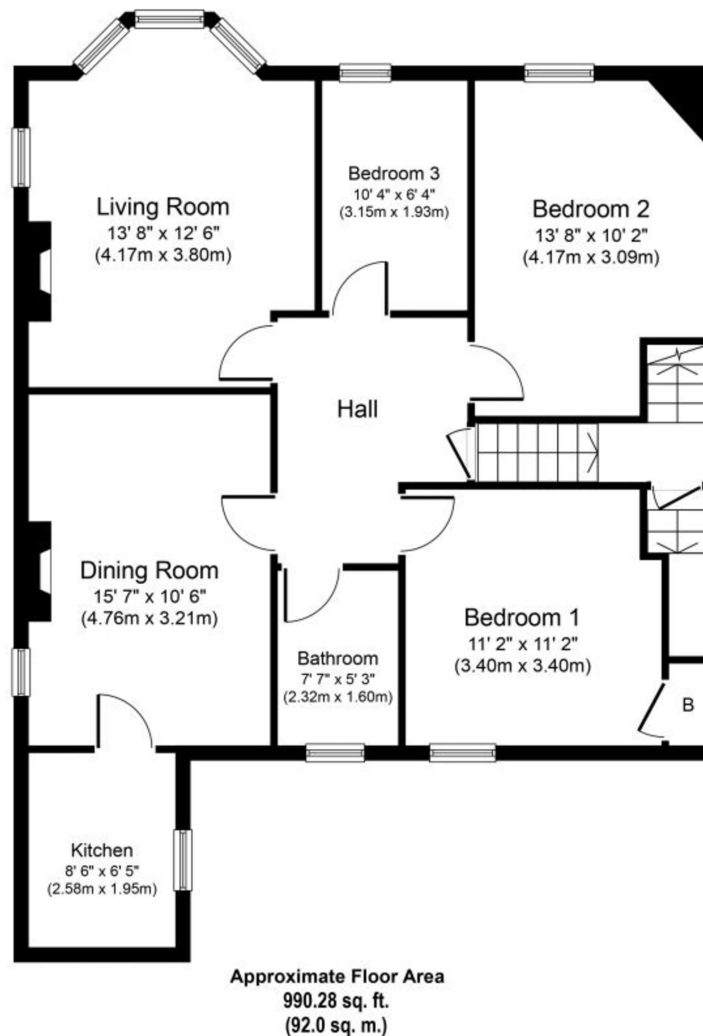
2 Joppa Gardens is an immaculately presented, bright and spacious 3 bedroom, main door, end terrace upper villa with period features.

The accommodation comprises; entrance vestibule; stone stairs with door access to rear garden off and return with cupola letting light to flood in and stairs leading to hallway; living room with dual aspect windows with bay window, Edinburgh press and ornate corning; well-equipped contemporary kitchen with window; dining room / sitting area with feature fireplace and ornate corning; double bedroom 1 with storage cupboard off; double bedroom 2; single bedroom 3 / home office and tastefully styled family bathroom with shower over bath and useful window. The property benefits from gas central heating; double glazing; solid wood flooring; attic space with access from bedroom 3; enclosed rear garden with access reached by a shared passage way with shrubs and laid to lawn; unrestricted street parking; ideally placed to take advantage of excellent local amenities; close walk to Joppa Tennis Courts, Brunstane Rail Link and Portobello beach.

EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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