

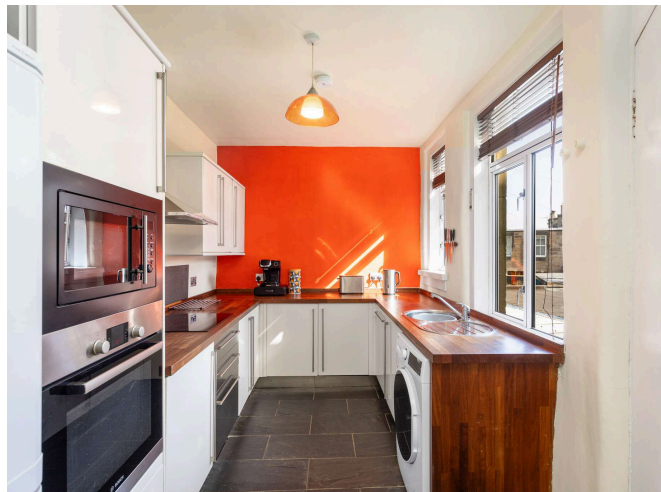


70/1 Joppa Road
Edinburgh, EH15 2ET

A

"70/1 Joppa Road is a lower villa situated within the sought after Joppa district"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT & REAR GARDENS
- STORAGE CELLAR
- CAR PORT & DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT 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 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 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 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 D, however, please check with the local authority.



DESCRIPTION

70/1 Joppa Road is a lower villa situated within the sought after Joppa district of the city perfectly positioned for access to excellent local amenities and a short journey to the north-east of the City Centre.

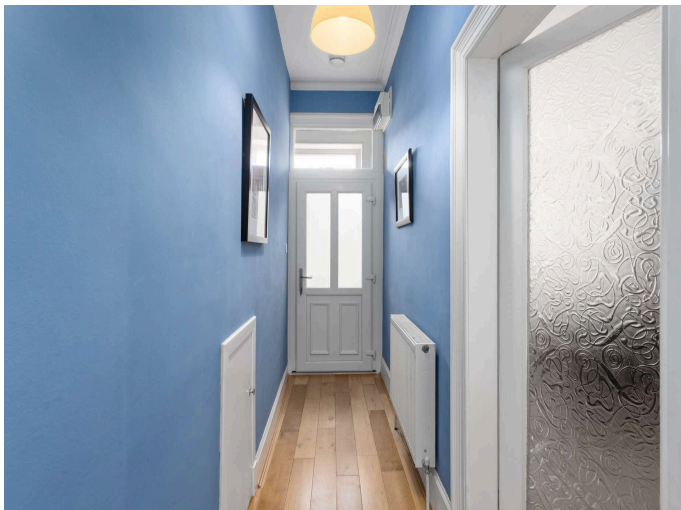
This delightful property comprises of shared vestibule; entrance hall with under stair deep cupboard; living room; well equipped kitchen with garden rear garden access; double bedroom 1 with bay window, feature fireplace and ornate cornicing; double bedroom 2 and lovely bathroom with shower over the bath.

Further benefits include: gas central heating, double glazing, front and private rear gardens with the rear having a drive-in parking space with car port, a deep storage cellar, good local amenities and excellent transport links.

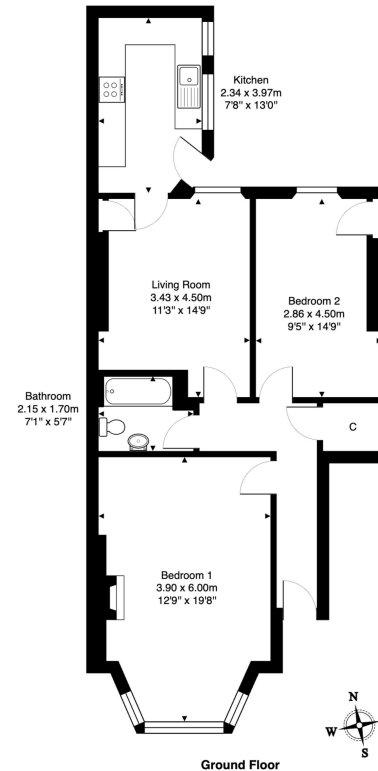
EPC RATING

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.



70/1 Joppa Road, Edinburgh, EH15 2HA



Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only.

A ANNAN
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espc

OnTheMarket

zoopla

rightmove

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