



20/3 Joppa Road
Edinburgh, EH15 2EU

A

"Joppa Road is a superb three bedroom second floor flat, situated in the highly desirable district of Joppa, just a stones throw away from Portobello Beach and High Street."

- ENTRANCE HALL
- OPEN PLAN LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- GAS CENTRAL HEATING
- SEA VIEWS
- SHORT WALK TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- UNRESTRICTED 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 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 Bannatyne's 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

Joppa Road is a superb three bedroom second floor flat, situated in the highly desirable district of Joppa, just a stones throw away from Portobello Beach and High Street.

The accommodation, which has been tastefully decorated to a high standard throughout, comprises: welcoming entrance hall with two cupboards off; generously proportioned, dual aspect open plan living / dining / kitchen with breakfast bar, integrated appliances and beautiful sea views; bright and spacious double bedroom 1; double bedroom two with built-in wardrobes; rear facing bedroom 3, which could be utilised as a home office, with built-in wardrobe and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; sash and case windows; unrestricted street parking; excellent local amenities; short walk to beach and great transport links. Early viewing is highly recommended.

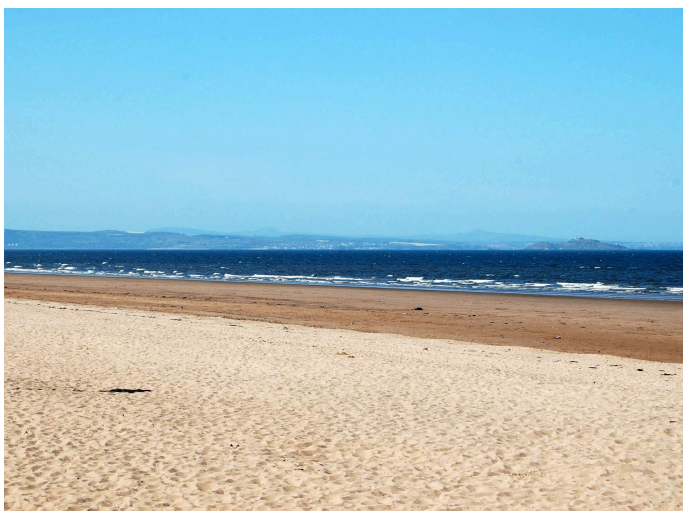
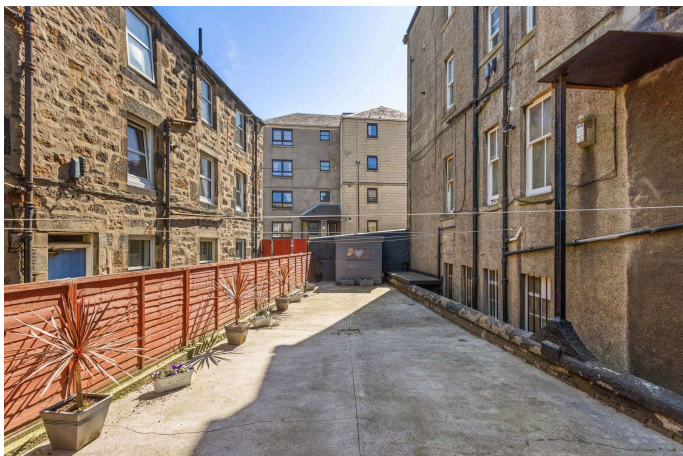
EPC RATING

The energy efficiency rating for this property is band D

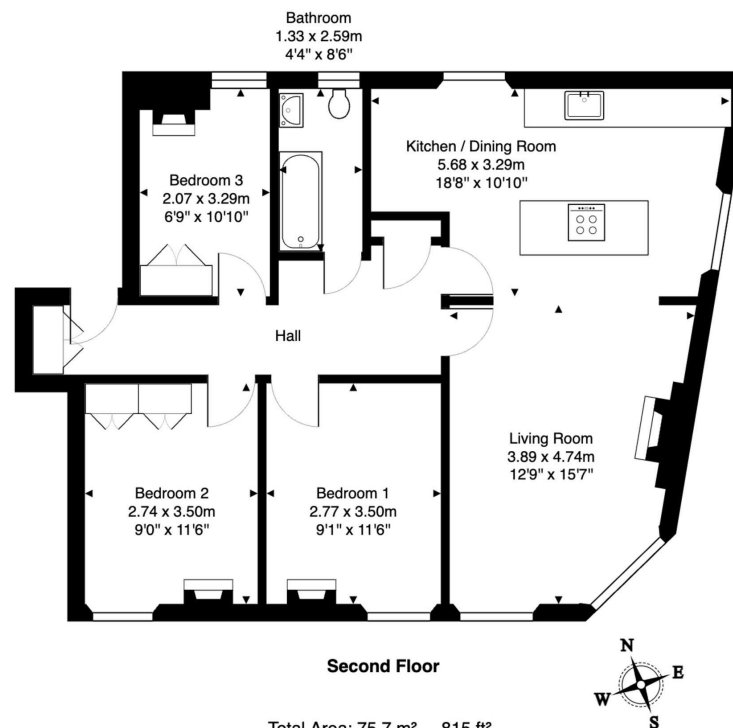




Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



20/3 Joppa Road, Edinburgh, EH15 2EU



A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565