



**6 Joppa Gardens**  
Edinburgh, EH15 2HU

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# *"6 Joppa Gardens is an immaculately presented, bright and spacious three bedroom upper villa"*

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



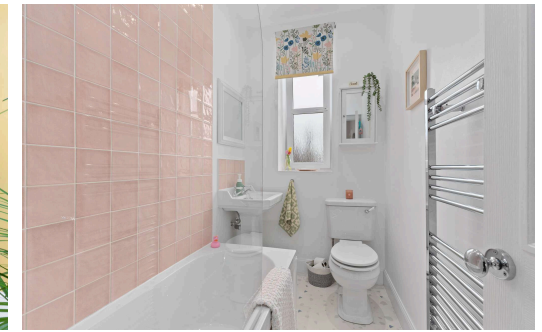
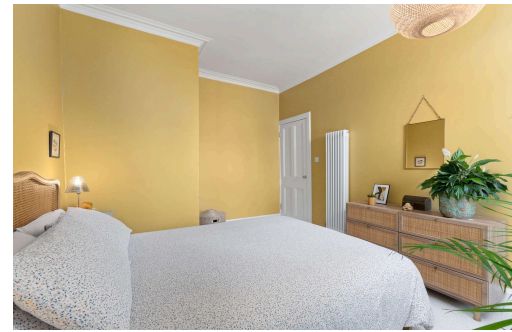


## LOCATION

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

6 Joppa Gardens is an immaculately presented, bright and spacious three bedroom upper villa, situated in the highly popular Joppa district.

The charming accommodation, which has been tastefully decorated throughout, comprises: entrance stair leading to upper hallway with skylight allowing natural daylight to flood in; generously proportioned living room with bay window; modern fitted dining kitchen with integrated gas hob, electric oven and fridge freezer; utility room with window; good size double bedrooms 1 & 2; bedroom 3 / home office and contemporary partially tiled bathroom with mains operated shower over bath.

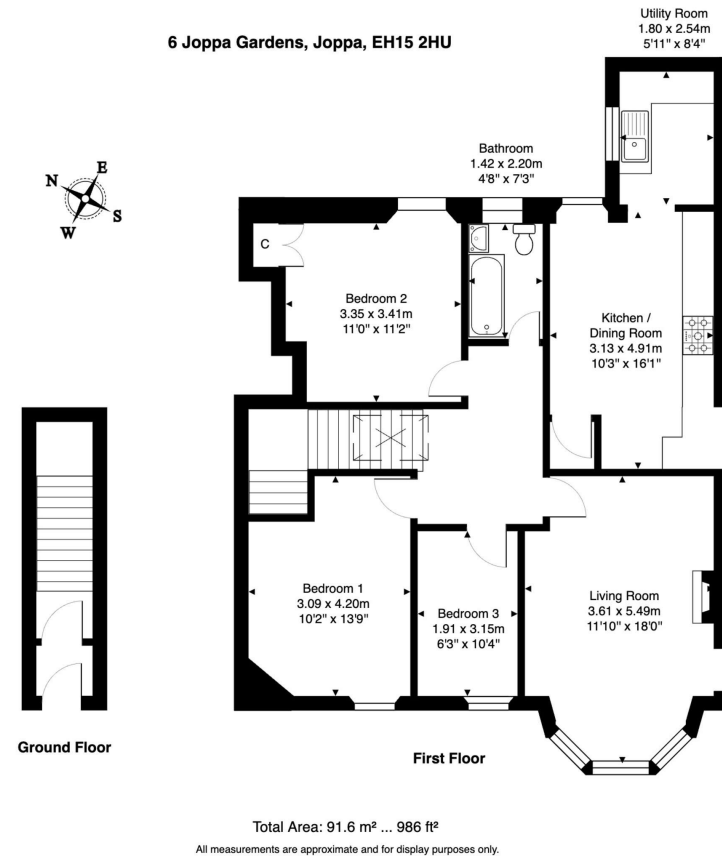
Further benefits include: gas central heating; double glazing; private rear garden which has been cleared and is ready for someone to put their own stamp on it; unrestricted street parking; ideally placed to take advantage of excellent local amenities; close walk to Joppa Tennis Courts, Brunstane Rail 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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**A ANNAN**  
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