



24 Morton Street
Edinburgh, EH15 2HS

A

"24 Morton Street is a wonderfully light and expansive traditional semi-detached villa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- UNRESTRICTED ON 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 Bannatynes and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. There is a thriving tennis club, monthly open air market and quarterly free newspaper The Portobello Reporter.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

24 Morton Street is a wonderfully light and expansive traditional semi-detached villa, full of character and boasting a charming south-west facing rear garden, occupying a prime position and close to Portobello's bustling high street and Promenade.

The accommodation comprises: entrance vestibule; hallway; bright and spacious living room with bay window and feature fireplace; modern kitchen with wall to floor units, integrated appliances including oven, hob and extractor fan and a deep cupboard; good sized utility room and double bedroom completes the accommodation on the ground floor. On the upper level is the landing with attic hatch and cupboard spaces; two further double bedrooms and shower room.

Further benefits include gas central heating, double glazing, private front garden, enclosed south-west facing rear garden that catches the best of the sun and is ideal for outdoor relaxation and unrestricted on street parking.

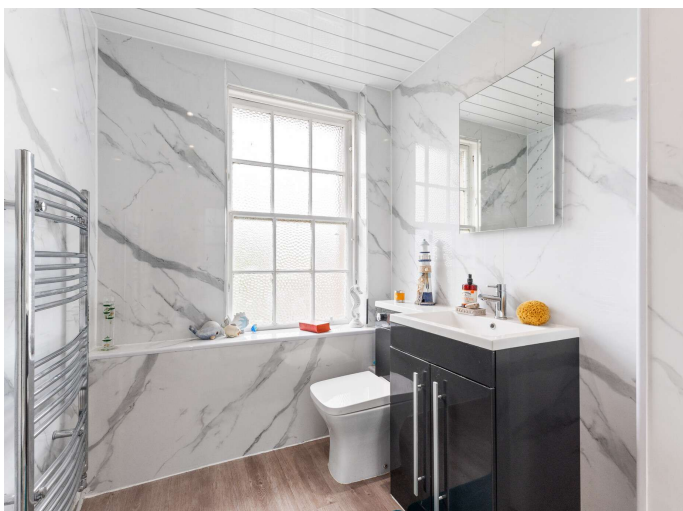
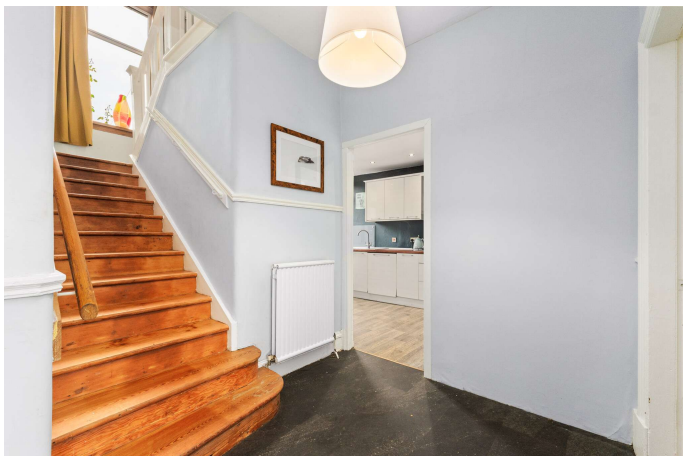
EPC RATING

The energy efficiency rating for this property is band C.

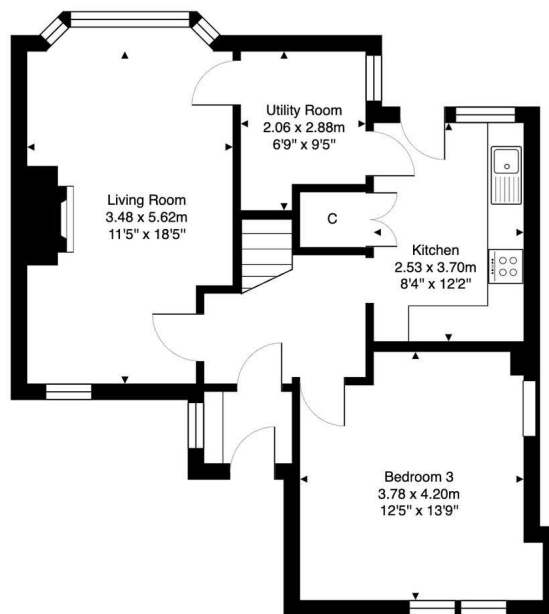




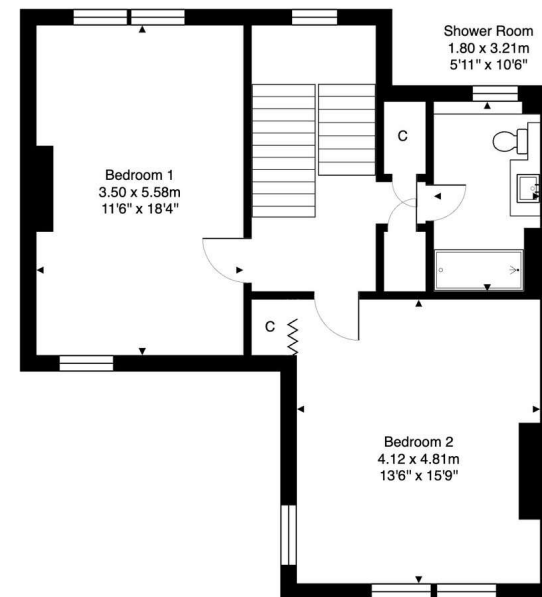
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



24 Morton Street, Joppa, EH15 2HS



Ground Floor



First Floor

Total Area: 121.4 m² ... 1307 ft²

All measurements are approximate and for display purposes only.



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