



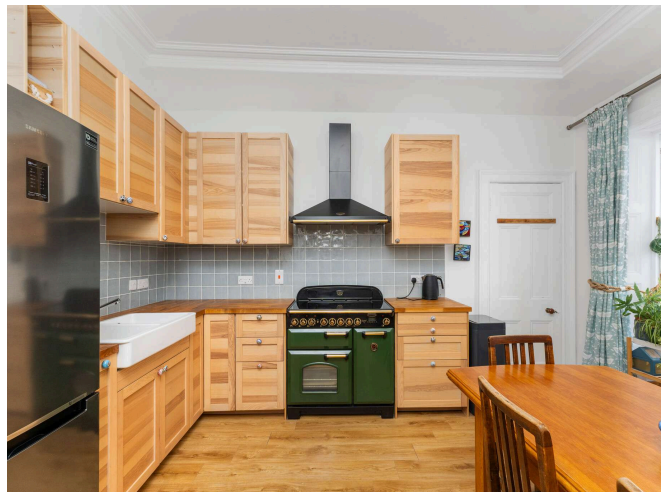
78A Argyle Crescent
Edinburgh, EH15 2QD



A

"78A Argyle Crescent is a beautifully presented, spacious two-bedroom upper flat"

- ENTRANCE STAIR
- SKYLIGHT
- HALLWAY
- LIVING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- SASH AND CASE GLAZING
- PRIVATE REAR GARDEN
- 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 Portobello Swim Centre, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College.

COUNCIL TAX

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



DESCRIPTION

78A Argyle Crescent is a beautifully presented, spacious two-bedroom upper flat located on a peaceful residential street in the sought-after Joppa district. The property is in move-in condition and offers a well-designed layout, comprising: entrance staircase; welcoming hallway with an additional cupboard and large skylight that floods the space with natural light; bright, airy living room with a bay window and feature fireplace; well-equipped kitchen/diner; double bedroom; rear-facing double bedroom and a contemporary bathroom with an electric shower which completes the accommodation on offer. Further benefits include: gas central heating; sash and case glazing; private rear garden mainly laid to lawn with garden shed; great transport links; excellent local amenities including a short walk to Portobello beach and Promenade.

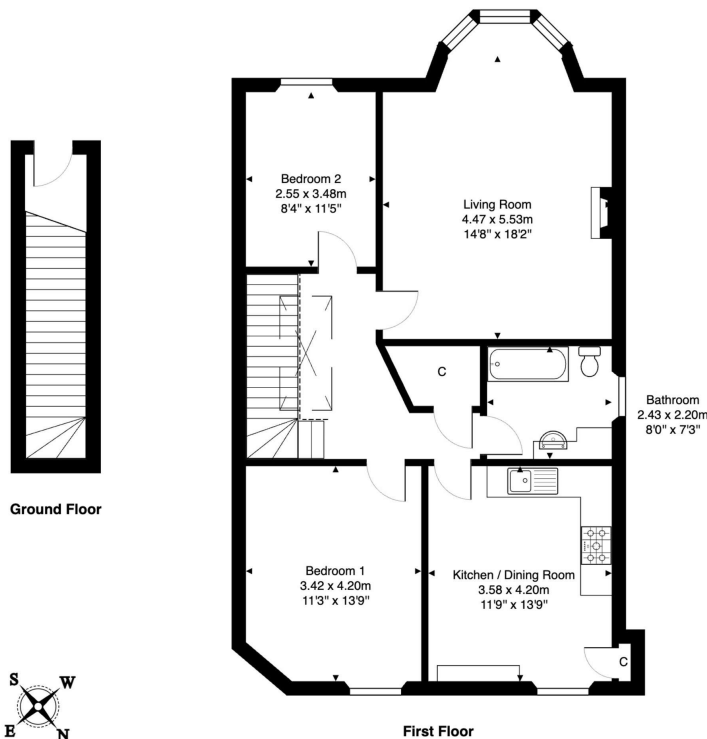
EPC RATING

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.



78a Argyle Crescent, Joppa, EH15 2QD



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