

29/2 Morton Street
Edinburgh, EH15 2HN

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"29/2 Morton Street is a two bedroom ground floor flat with a box room/study, situated in the highly popular Joppa district"

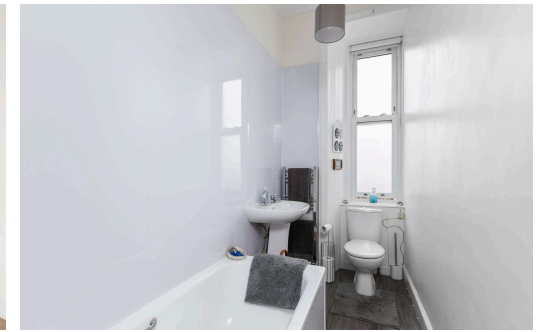
- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BOX ROOM / STUDY
- BATHROOM
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- UNRESTRICTED STREET PARKING
- SHORT WALK TO BEACH
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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 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.



DESCRIPTION

29/2 Morton Street is two bedroom ground floor flat with a box room/study, forming part of a traditional tenement building located in the highly sought-after Joppa district.

Entered through a well maintained stair, the accommodation comprises: entrance hall with cupboard off; bright and spacious living room with feature log burning stove; well-equipped fitted kitchen with base and wall mounted units; generously proportioned double bedroom 1 with shelved recess; double bedroom 2; good sized box room which could be utilised as a study and bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; communal rear garden; short walk to Portobello beach, promenade and high street; excellent local amenities and great transport links. Early viewing is highly recommended.

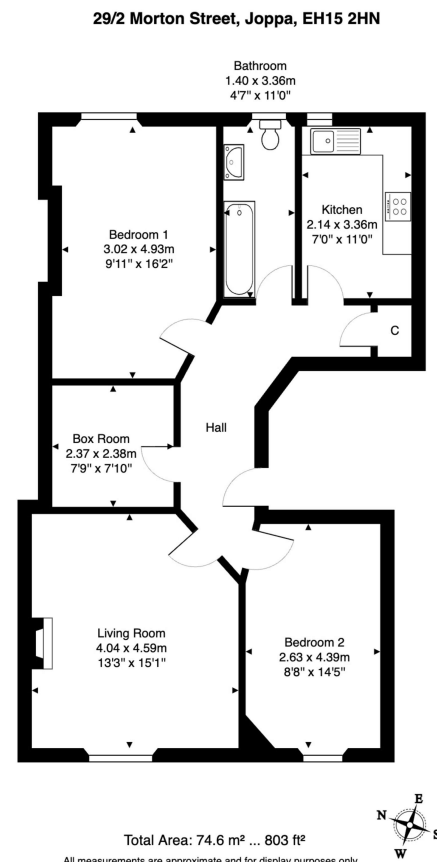
EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

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

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.



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