



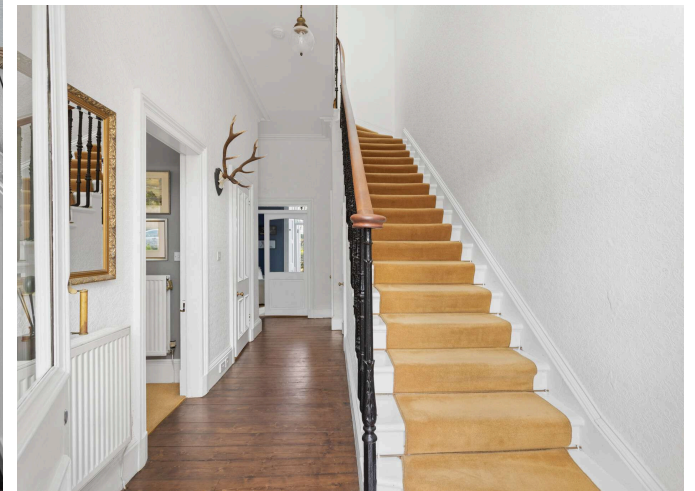
**2 Ashton Villas**  
Edinburgh, EH15 2QP





# *"2 Ashton Villas is a generously proportioned, traditional four bedroom semi-detached house"*

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- FAMILY ROOM
- DINING ROOM
- STUDY
- KITCHEN
- GARDEN ROOM
- DOWNSTAIRS SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING















## 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 Duddingston 18 hole and Portobello 9 hole golf courses, Fitness clubs operate at Bannatynes, 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 F, however, please check with the local authority.



## DESCRIPTION

2 Ashton Villas is a generously proportioned, traditional four bedroom semi-detached house, situated in the highly sought-after Joppa area.

The accommodation, which offers a flexible layout and retains many original features, comprises: entrance vestibule with encaustic tiles and two cupboards off; welcoming entrance hall with shower room off; sizeable living room with bay window allowing natural daylight to flood in, beautiful ornate ceiling rose and corning, feature fireplace and door to a good sized study; dining room with feature fireplace leading to a well-equipped kitchen; family room with feature fireplace which leads out to a bright garden room with patio doors out to the sunny rear garden; staircase with cast iron balustrade leading to upper landing with skylight which lets in an abundance of natural light; good sized double bedroom one with bay window, feature fireplace, ornate corning and cupboard space; good sized double bedroom two with Edinburgh Press; bedroom three; bedroom four and family bathroom with separate shower cubicle.

Further benefits include: gas central heating; period features; floored attic; outhouse with double doors front and back; low maintenance front garden with drive way; enclosed rear garden mostly laid to lawn with mature shrubs; excellent local amenities and great transport links.

## EPC RATING

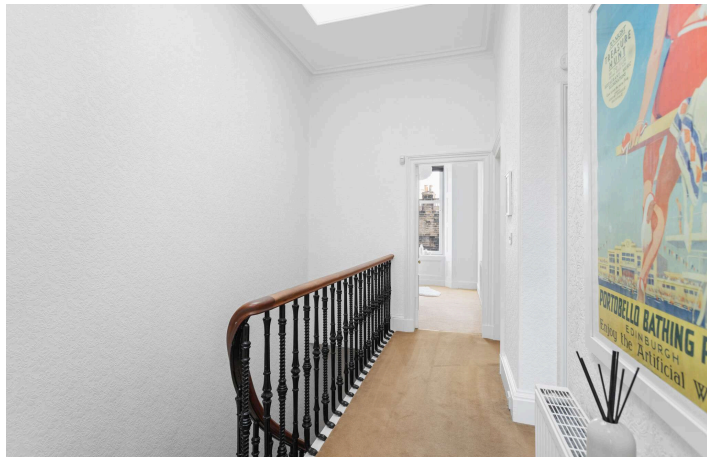
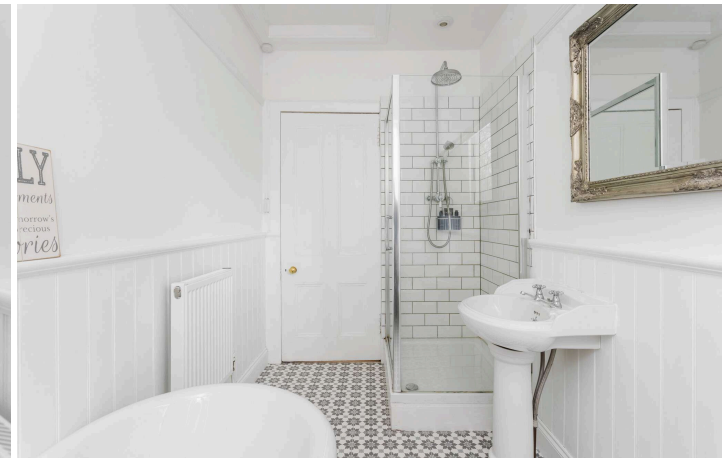
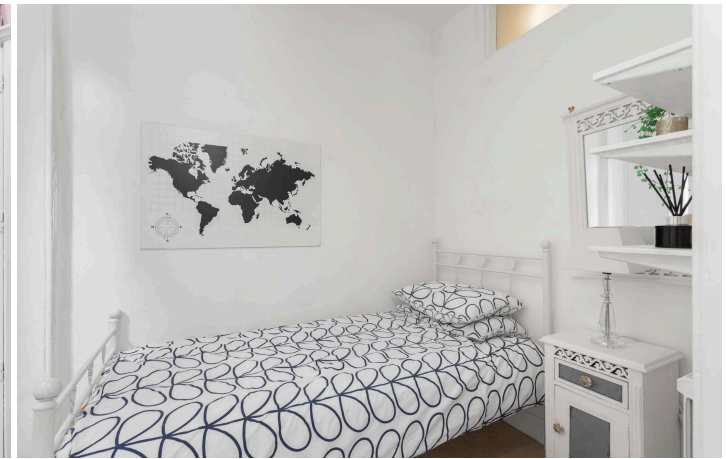
The energy efficiency rating for this property is band E

2 Ashton Villas, Joppa, Edinburgh, EH15 2QP









2 Ashton Villas, Joppa, Edinburgh, EH15 2QP



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.



2 Ashton Villas, Joppa, EH15 2QP



**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

ēspc

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