



**6 Joppa Grove**  
Edinburgh, EH15 2HX

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# *"6 Joppa Grove is a superb 2 bedroom main door villa, situated on a quiet residential street"*

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- SUN ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- SASH & CASE GLAZING
- FRONT GARDEN
- SOUTH FACING REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



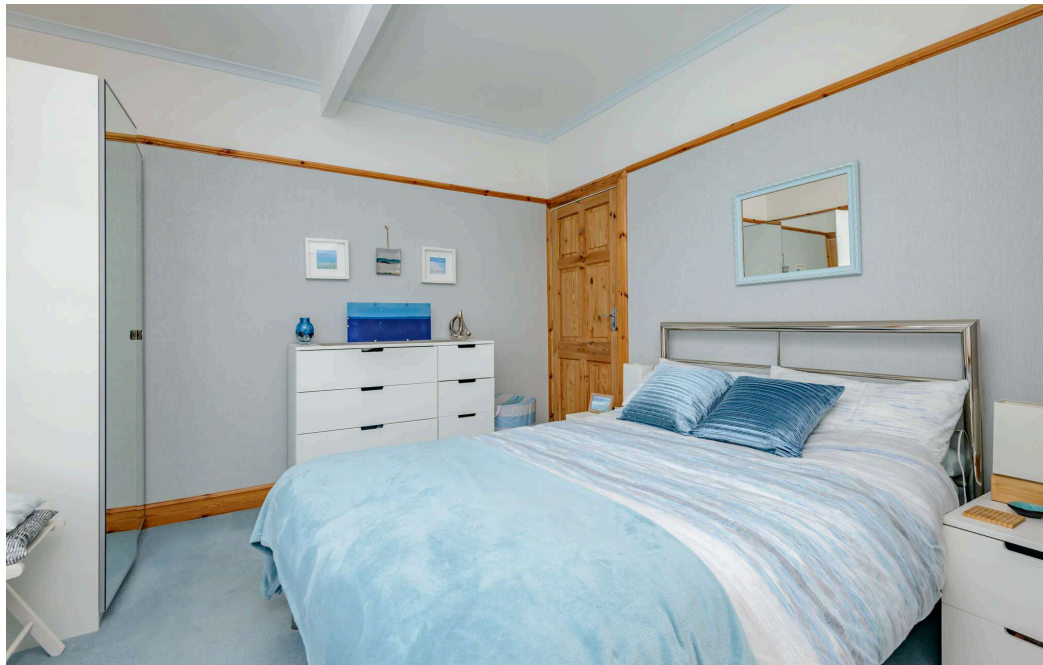












### LOCATION

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. 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. 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 C, however, please check with the local authority.



### DESCRIPTION

6 Joppa Grove is a superb 2 bedroom main door villa, situated on a quiet residential street in the highly desirable area of Joppa, a short walk from the Promenade and Portobello High Street. The well-presented accommodation, which is flooded with natural light, comprises: main door entrance hall; bright and spacious living room with feature gas fire; kitchen with space for a dining table and ample floor and wall mounted storage units, back hallway on the left is the walk in utility area with ample storage space, straight ahead is the walk in cupboard under the stairs and to the right a door leading to a sun room which gives access to the rear garden; double bedroom one with cupboard space; double bedroom two with cupboard space and a fitted shower room with mains fed shower and heated towel rail. Externally, there is beautiful garden grounds situated to the front and rear of the house. The south facing rear garden is fully enclosed and has 2 sheds to be included in the sale.

Further benefits include gas central heating, sash and case windows and unrestricted on-street parking.

### EPC RATING

The energy efficiency rating for this property is band D.



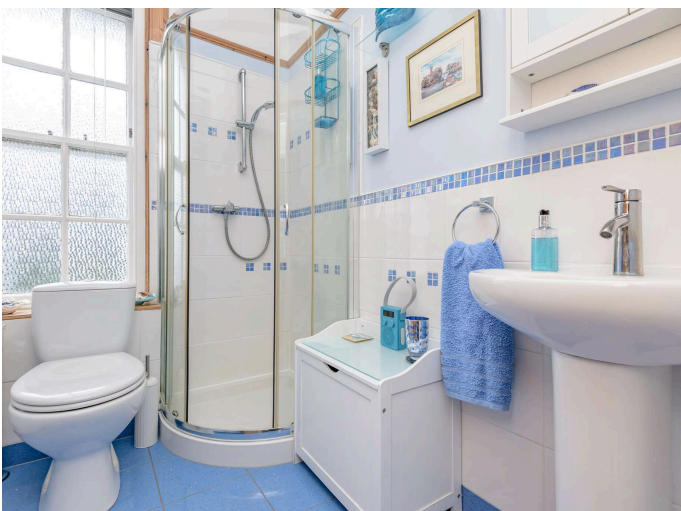








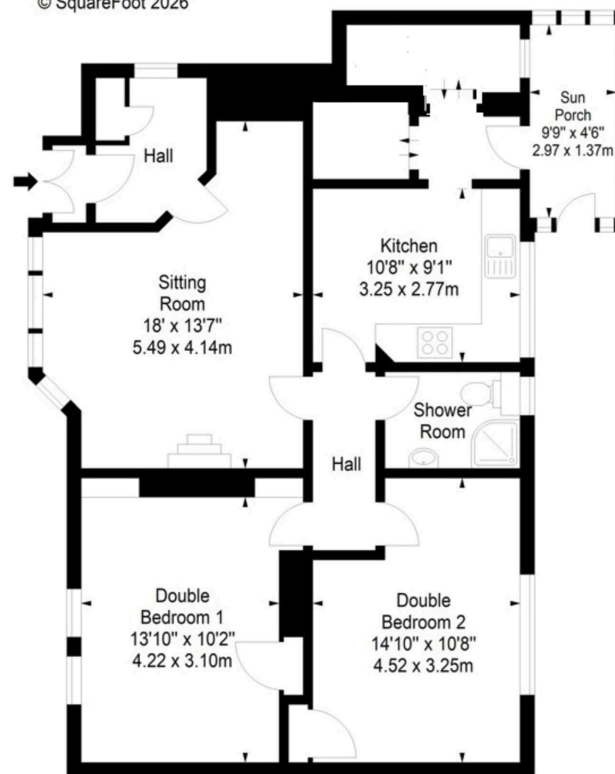
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Joppa Grove,  
Edinburgh,  
Midlothian, EH15 2HX



Approx. Gross Internal Area  
888 Sq Ft - 82.50 Sq M  
For identification only. Not to scale.  
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