

COULTERS[©]



65 JOPPA ROAD

JOPPA, EDINBURGH, EH15 2HB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A quaint and well presented two floor stone built cottage situated beside Portobello Promenade within the popular area of Joppa.

The accommodation on the ground floor comprises a vestibule, hall, kitchen come dining, large pantry, living room with electric fire and bathroom with bath and electric overhead shower.

KEY FEATURES



A well presented two floor cottage.



Two bedrooms with great storage.



Enclosed private rear garden.



Unrestricted onstreet parking.



Adjacent to Portobello Promenade.



Excellent local amenities within walking distance.





The kitchen has traditional fitted kitchen units and laminate worktops with integrated appliances, space for a dining table and a back door leading to the enclosed rear garden. The first floor hosts 2 bedrooms both with fantastic storage. Externally, the bright south facing rear garden is fully paved on two levels and hosts a shed. The property benefits from gas central heating, double glazing and unrestricted on street parking.





THE LOCAL AREA

Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and a number of lovely local parks. The Fort Retail Park, which offers a wide selection of high street shops, is within a short drive.

The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

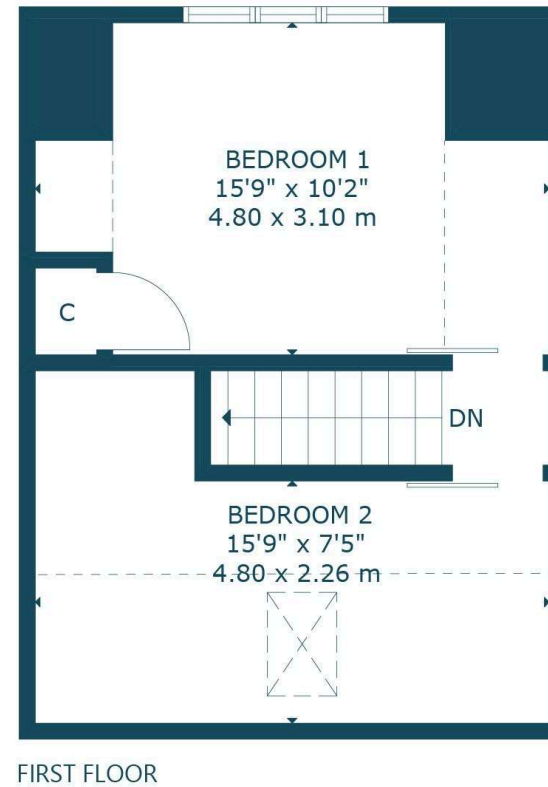
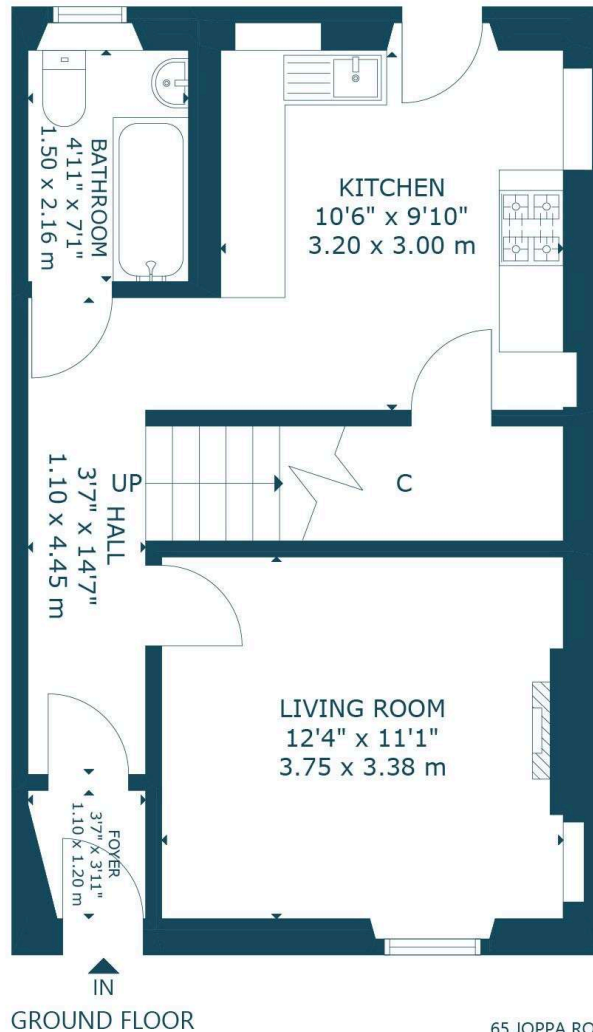
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



THIS
KITCHEN
IS FOR
DANCING





GROUND FLOOR

FIRST FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 774 SQ FT / 72 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.