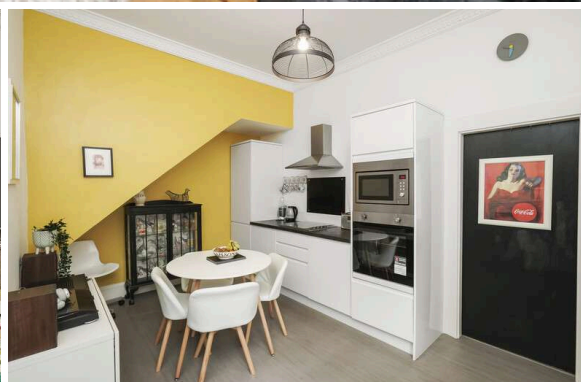




57a Argyle Crescent  
JOPPA | EDINBURGH | EH15 2QE

  
warners  
solicitors & estate agents



## 57a Argyle Crescent

JOPPA | EDINBURGH | EH15 2QE

Nestled on a charming, tranquil street in the heart of Joppa is this well-presented Victorian main door maisonette set over three levels with driveway and private rear garden.

Surrounded by quick transport links, excellent local amenities and open green spaces this property would make an ideal purchase, moments from the waterfront. The ground floor comprises welcoming entrance hallway with W/C compartment, contemporary dining kitchen with attractive units and useful utility room and following up an elegant staircase the first floor boasts bright, garden facing lounge, well-proportioned double bedroom with built in wardrobes and elegant main bathroom with shower over bath. The top floor benefits from a spacious second bedroom with large windows which flood the room with an abundance of natural light. Externally there is a long paved rear garden with dining area and shed. Early viewing is essential to fully appreciate the stunning interiors and quiet, yet well-connected location.

- Victorian Maisonette
- Set over three levels
- Private garden and driveway
- Welcoming hallway
- Modern dining kitchen
- Utility room
- Large lounge
- Two double bedrooms
- Utility room
- Stylish main bathroom and separate W/C

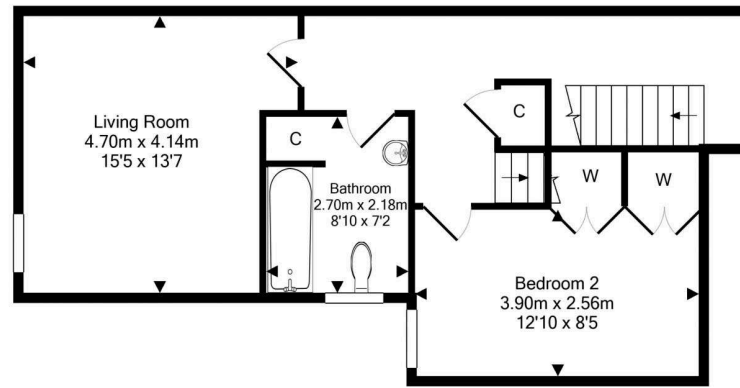
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



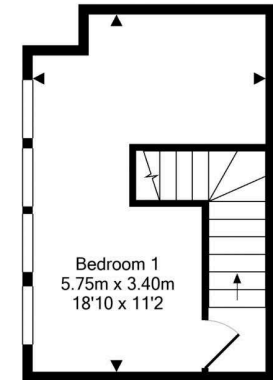
Extras: Floor coverings, blinds and curtains are included in the sale. EPC rating D.

The highly sought-after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House caf on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pitch and two play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. A frequent bus service is on hand and operates to most parts of the town and across the city. Brunstane railway station is close by and the A1 and City Bypass are also within easy reach. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education

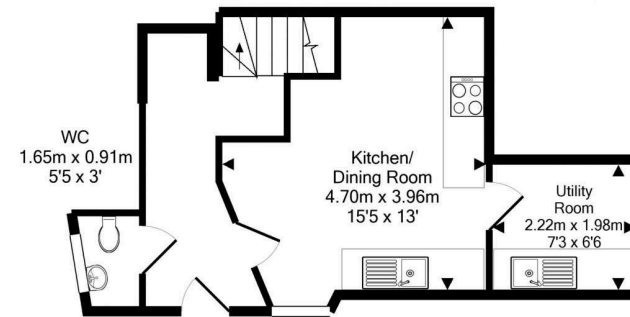




1st Floor



2nd Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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