



9/2 Joppa Station Place
PORTOBELLO | EDINBURGH | EH15 2QU


warners
solicitors & estate agents



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Beautiful two-bedroom, first floor flat forming part of a contemporary development in the highly sought-after Joppa district of Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The spacious living room is flooded with an abundance of natural light through large bay windows. The separate dining is also of a good size, and from here French doors open to the south-facing balcony which is ideal for enjoying the best of the summer weather. The principal bedroom benefits from stylish ensuite shower room and built-in wardrobe, and the second bedroom, also a well-sized double, similarly benefits from built-in wardrobe storage. The modern kitchen is well-appointed and offers a good amount of cupboard storage, and a family bathroom completes the accommodation internally.

Situated within easy reach of Portobello Beach and the Pormenade and offering easy access to excellent public transport links, early viewing is essential to avoid missing out on this fantastic home.

- Two-bedroom, first floor apartment
- Highly desirable location
- Outstanding local amenities
- Easy access to excellent public transport links
- Living room
- Dining room
- Private balcony
- Kitchen
- Principal bedroom with ensuite
- Second double bedroom
- Bathroom
- Double glazing & GCH
- Residents' parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located within the sought after Portobello conservation area, which lies to the east of Edinburgh city centre. The property is situated in a quiet residential street, yet is still well positioned to take advantage of a superb range of shopping outlets at Portobello High Street, just a few minutes walk away, including a Sainsburys local, Bank of Scotland and postal services. Leisure facilities on offer are first class and include a choice of bars and restaurants including the highly rated Beach House cafe. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as a sailing and kayaking club, an indoor child play area, 5-aside football centre and two play parks. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach whilst good schooling is well represented from nursery to senior level.

Included in this sale are all appliances, blinds, curtains and non-integrated fire place in living room. EPC rating B



