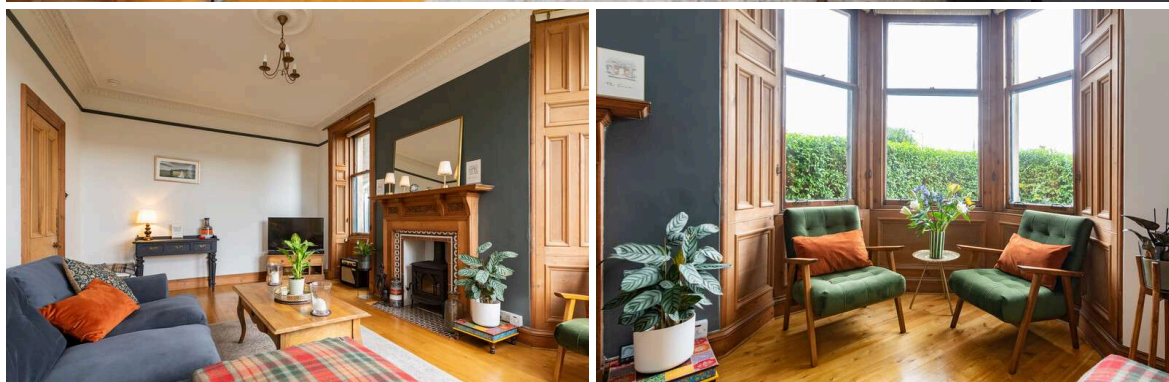




20 Dalkeith Street
JOPPA | EDINBURGH | EH15 2HR


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Beautifully presented, three-bedroom lower villa situated in the highly desirable and sought-after Joppa district of Edinburgh, just minutes from the picturesque Portobello Beach and Promenade and within easy reach of the city centre.

This stunning home has been tastefully decorated to an impeccable standard throughout, blending period features with modern style, and is offered to the market in move-in condition. There is a spacious entrance with stained glass and geometric tiles which opens onto a large hallway with solid oak floors and original timber doors. The living room is of an excellent size and boasts intricate cornicing and Edinburgh press as well as large bay windows which flood the room with light and a beautiful mantelpiece with wood-burning stove.

The dual aspect kitchen/dining room is newly renovated to a high standard with a large storage pantry, range cooker and views over the sunny south facing rear garden which is accessed via a separate utility room. There is a substantial principal bedroom with original features and views to the sea and an equally sized double bedroom and further single bedroom to the rear, all with oak floors, charming fireplaces and original tiles.

With outstanding local amenities including a range of stylish cafes and offering easy access to excellent public transport links, early viewing is essential.

- Three-bedroom lower flat
- Highly sought-after location
- Spacious living room
- Kitchen/dining room
- Bathroom
- Utility room
- Entrance hallway
- Gas central heating
- Front & rear garden

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

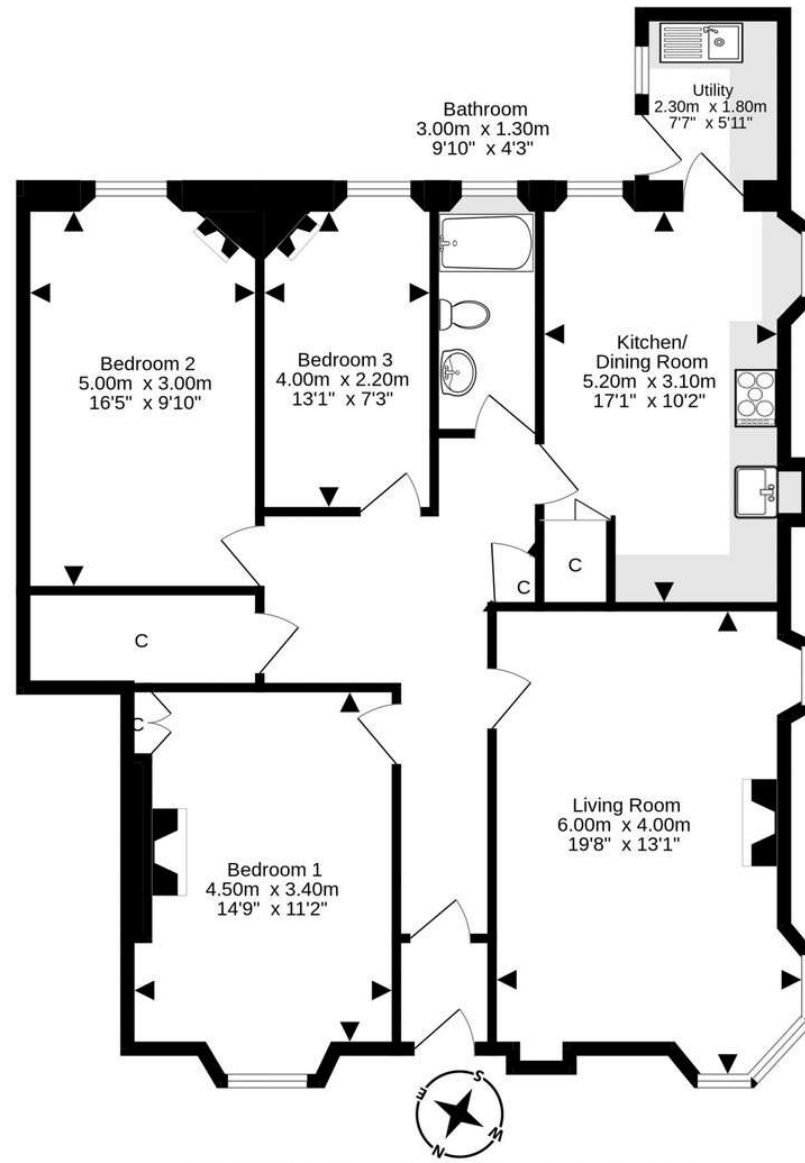


The sought after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House caf on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pits 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.

EPC Rating D.

Extras include dishwasher, washing machine, tumble dryer, and new fridge/freezer.





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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