



52 Joppa Road  
JOPPA | EDINBURGH | EH15 2HA

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Nestled in a bustling area of Edinburgh, this stunning traditional Victorian upper flat offers a unique blend of character, charm, and modern potential. With breathtaking sea views stretching over the rooftops from both the bedroom and kitchen, this property invites you to experience the beauty of coastal living right from your home.

This exceptionally light and spacious flat is a true reflection of classic Victorian architecture, featuring elegant high ceilings, period cornicework, and beautiful bay windows that flood the rooms with natural light. The substantial living/dining room, complete with a cozy fireplace, provides a welcoming space for relaxation and entertaining, while the breakfasting kitchen promises delightful mornings with panoramic vistas.

Located in the highly sought-after neighborhood of Joppa, this property puts you just moments away from golden sandy beaches and the vibrant amenities of neighboring Portobello. Stroll through charming streets lined with boutique shops, cozy cafes, and local eateries, all within easy reach.

The accommodation boasts two good-sized bedrooms, a convenient shower room with an electric shower, and an entrance hall with ample storage. Although the flat requires some modernisation, it holds incredible potential for the new owner to infuse their own style and vision.

### Key Features:

- Elegant bay window living/dining room with a charming fireplace
- Bright breakfasting kitchen with spectacular sea views
- Two generous bedrooms
- Modern shower room
- Welcoming entrance hall with useful storage
- Efficient gas central heating and double glazing

This traditional Victorian flat is not just a home; it's a canvas for your creativity in a thriving community filled with life and energy. Don't miss your chance to make this exceptional property your own!

Energy Rating D and Council Tax Band B

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

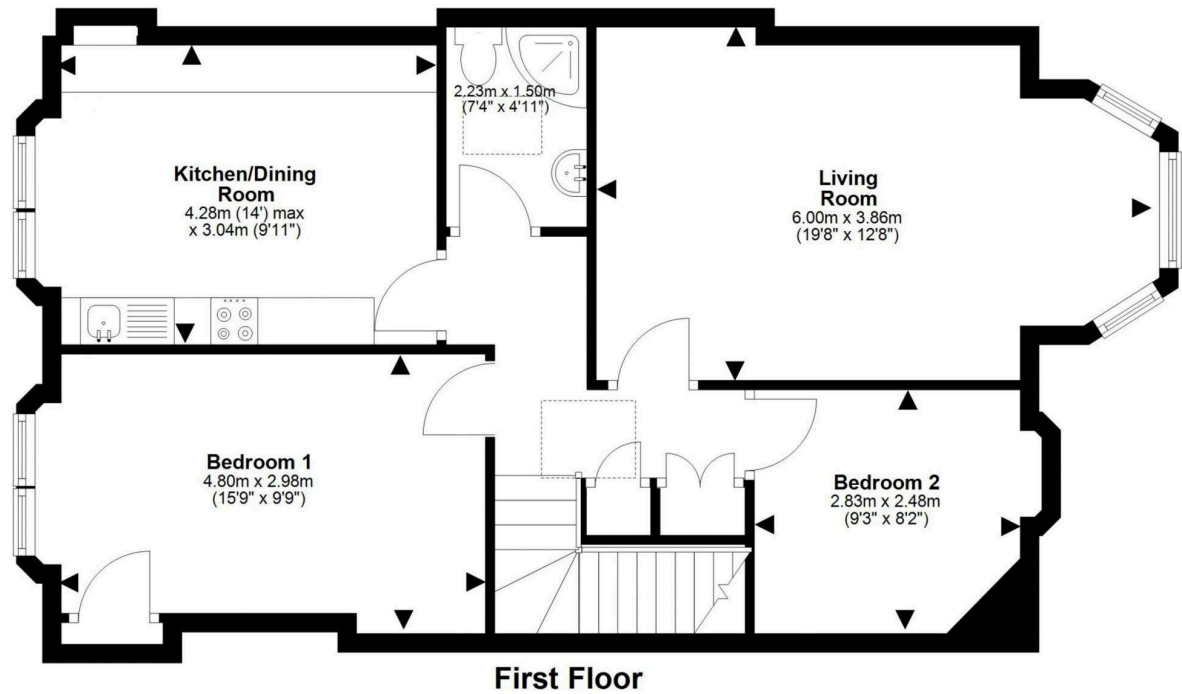
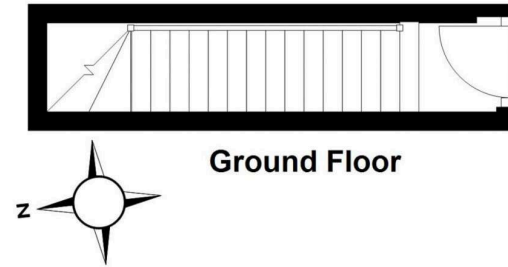


All fixtures, fittings and kitchen appliances will be included in the sale.

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 education.







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