



8 (1F1) Morton Street
JOPPA | EDINBURGH | EH15 2EN

warners
solicitors & estate agents



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A particularly appealing two bedroom first floor flat quietly situated to the rear of a traditional tenement building in a prime area and within close proximity to an excellent range of amenities and Portobello beach. This property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area. The property comprises an entrance hall with secure entry system and storage cupboard, a living room with traditional features such as a fireplace and Edinburgh press, a fully fitted kitchen with sea views that currently comprises a gas hob, oven and fan, fridge/freezer, dishwasher, washing machine, tumble dryer and dining area. There are also two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a well-kept shared garden and on street parking.

- Entrance hall with storage
- Kitchen with sea views
- Living room with traditional features
- Bathroom with shower over the bath
- Two Bedrooms
- The property includes one of the recently refurbished outhouses with space for bicycle storage.
- Shared rear garden and on street parking

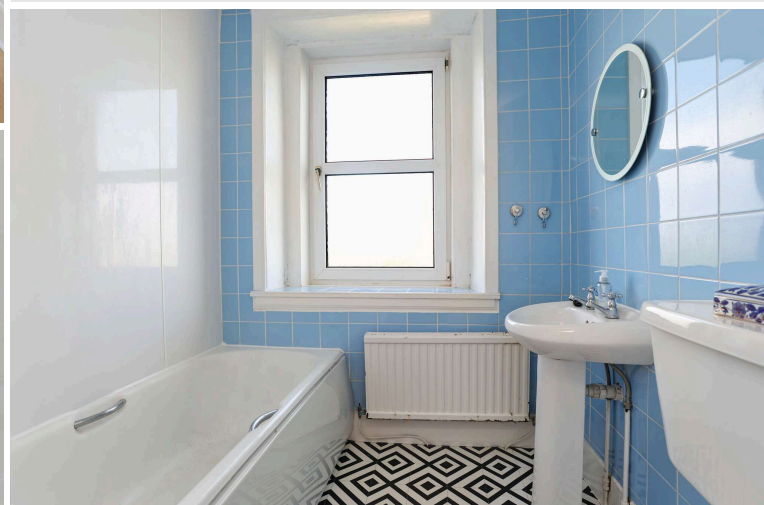
Energy Rating D, Council Tax Band: C

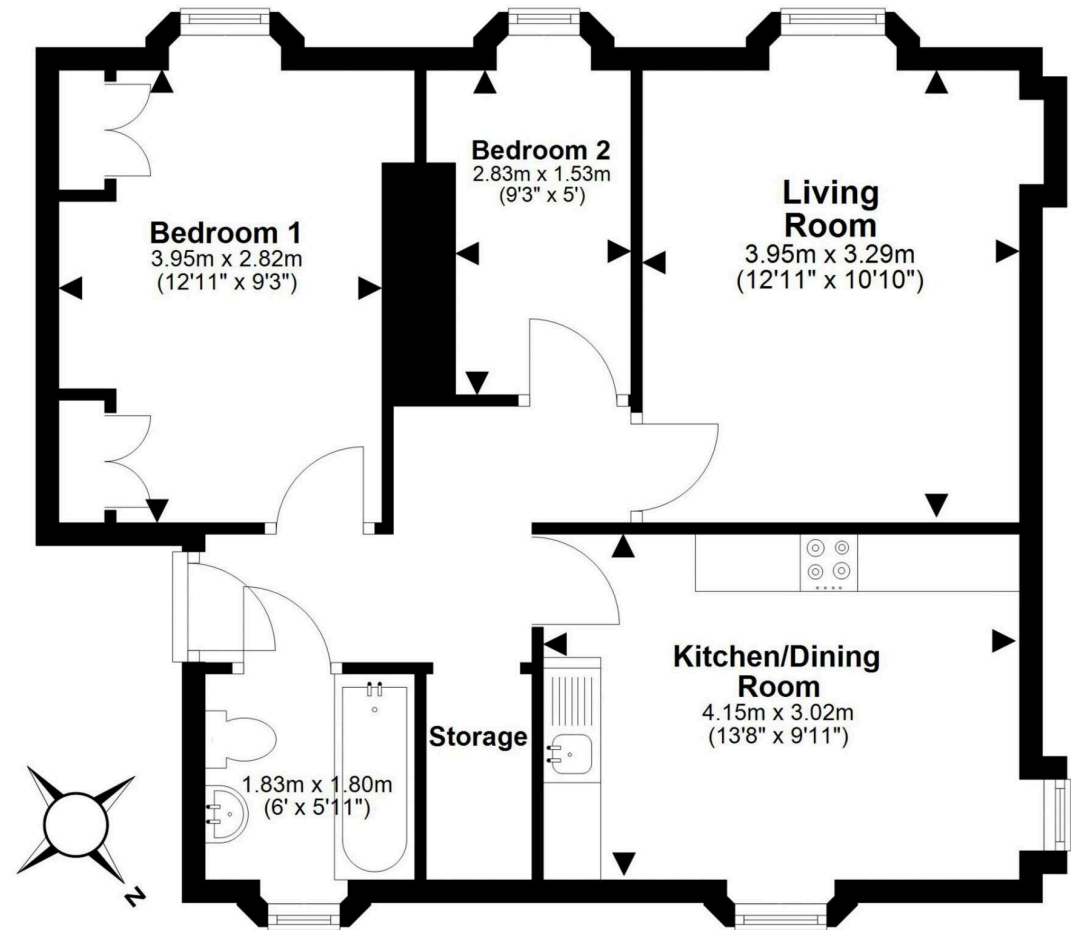
All items can be included in the sale, if desired, including the fridge freezer, dishwasher, tumble dryer, washing machine, double bed, kitchen table and chairs, sofa, chest of drawers, desk with drawers, bedroom blinds.

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 cafe 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 pitches 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.





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.