



5/2 Joppa Station Place
JOPPA | EDINBURGH | EH15 2QU


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented first-floor flat, forming part of a contemporary and exclusive development in the highly sought-after Joppa district of Edinburgh. Perfectly positioned within easy reach of Portobello Beach and the Promenade, this superb home offers an enviable lifestyle with excellent public transport links providing swift access across the city. Early viewing is highly recommended to avoid missing out on this exceptional property.

The spacious accommodation is accessed via a secure entry system and a lift serving all floors. A particularly impressive feature is the generous reception with an elegant bay window, a bright, versatile space large enough to be used as a dining hallway or home office area.

The living room enjoys a superb layout with a large bay-style window providing wonderful natural light, offering an ideal setting for relaxation or entertaining. The contemporary kitchen/dining room is well appointed with ample storage and worktop space, creating a practical and sociable environment for cooking and dining.

There are three well-proportioned bedrooms, each offering comfortable accommodation, with built-in wardrobes in the two larger bedrooms. The principal bedroom benefits from access to a modern ensuite shower room, while a further family bathroom completes the accommodation. Externally, the development is surrounded by well-kept communal grounds, and residents benefit from private parking within the development.

- Highly sought-after Joppa location, moments from Portobello Beach & Promenade
- Contemporary first-floor flat with lift access
- Spacious bay-windowed hall ideal as a dining hallway
- Large, bright living room with feature bay window
- Three well-proportioned bedrooms, principal with ensuite
- Well-kept communal grounds and residents' parking
- Two large storage cupboard in the main hall.
- Gas central heating and combi boiler

Council Tax F, Energy Rating B

Fees payable to factor: Trinity Factors. approx. £1000 per 6 month

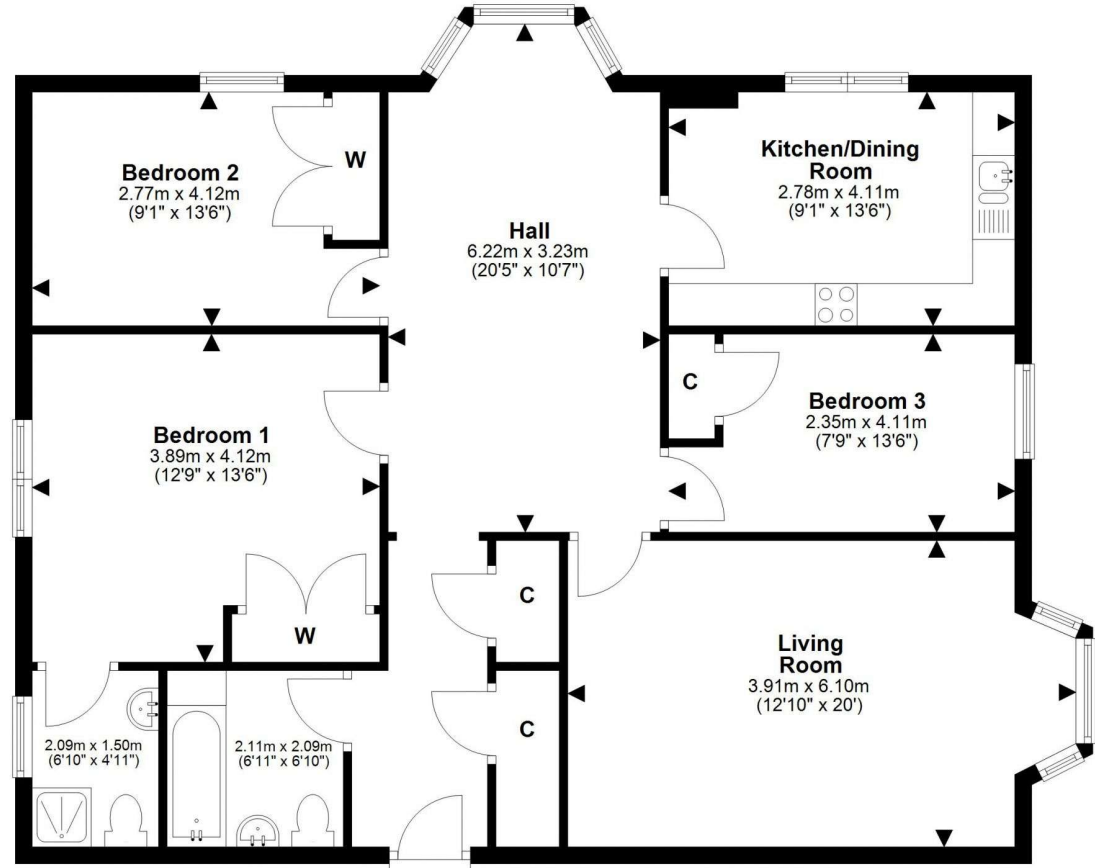
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, all integrated kitchen appliances, and blinds 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 cafes. 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.





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.

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