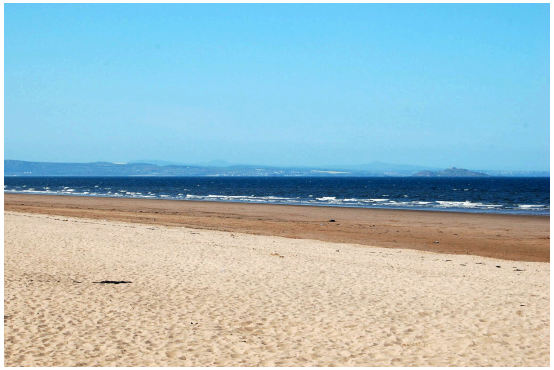

42/7 Joppa Road, Joppa

Edinburgh, EH15 2ET

A

"42/7 Joppa Road is a spacious second floor flat forming part of a very well maintained traditional building"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED REAR GARDEN
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO BEACH

LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

DESCRIPTION

42/7 Joppa Road is a spacious second floor flat forming part of a very well maintained traditional building and occupying prime position within this sought after location.

Generously proportioned and extremely flexible accommodation comprising entrance hall with storage cupboard; bright & spacious living/dining/kitchen with fitted cooker, hob and extractor far; large master bedroom with ornate cornice; further double bedroom and stylish new shower room.

Further benefits include gas central heating, double glazing and ample unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

Joppa Road, EH15 2ET

SquareFoot

Approx. Gross Internal Area
602 Sq Ft - 55.93 Sq M
For identification only. Not to scale.
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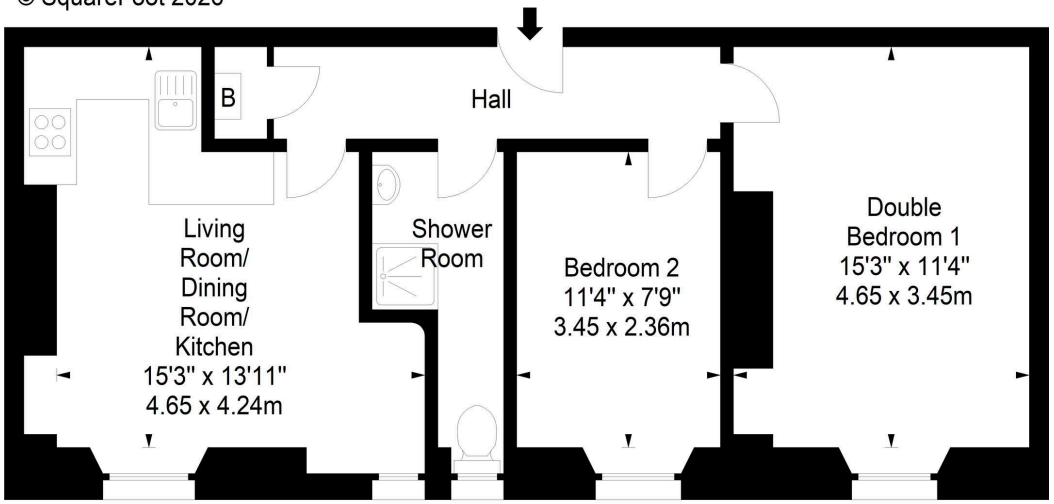

Second Floor

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