



38 Joppa Road, Joppa
Edinburgh, EH15 2ET

A

"38 Joppa Road is a fantastic and rarely available three bed main door flat situated in Joppa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING ROOM
- SNUG
- W.C
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- UNRESTRICTED ON STREET PARKING









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 Kinnauld 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 D, however, please check with the local authority.



DESCRIPTION

38 Joppa Road is a fantastic and rarely available three bed main door flat offering superbly proportioned living space much enriched by stylish decor and enjoying a convenient location.

This beautiful home is presented to the market in immaculate order, with the interior having been finished to high specification throughout. Accommodation comprises: entrance vestibule; hallway; bright and spacious living/dining room leading through to the kitchen which has fitted floor and wall units, built in ovens (ovens are WiFi-connected), hob and extractor fan also with integrated dishwasher, washer/dryer, bins, fridge/freezer, plus second integrated freezer in the island and a Quooker boiling tap; double bedroom one with built in wardrobes and Edinburgh Press; double bedroom two with cupboard space; bedroom three and family sized bathroom with shower over bath, underfloor heating and heated chrome towel rail. A notable feature is a superb, multi-purpose basement, currently used as a snug/tv room with separate W.C.

Further benefits include gas central heating, double glazing, communal rear garden ground and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band C

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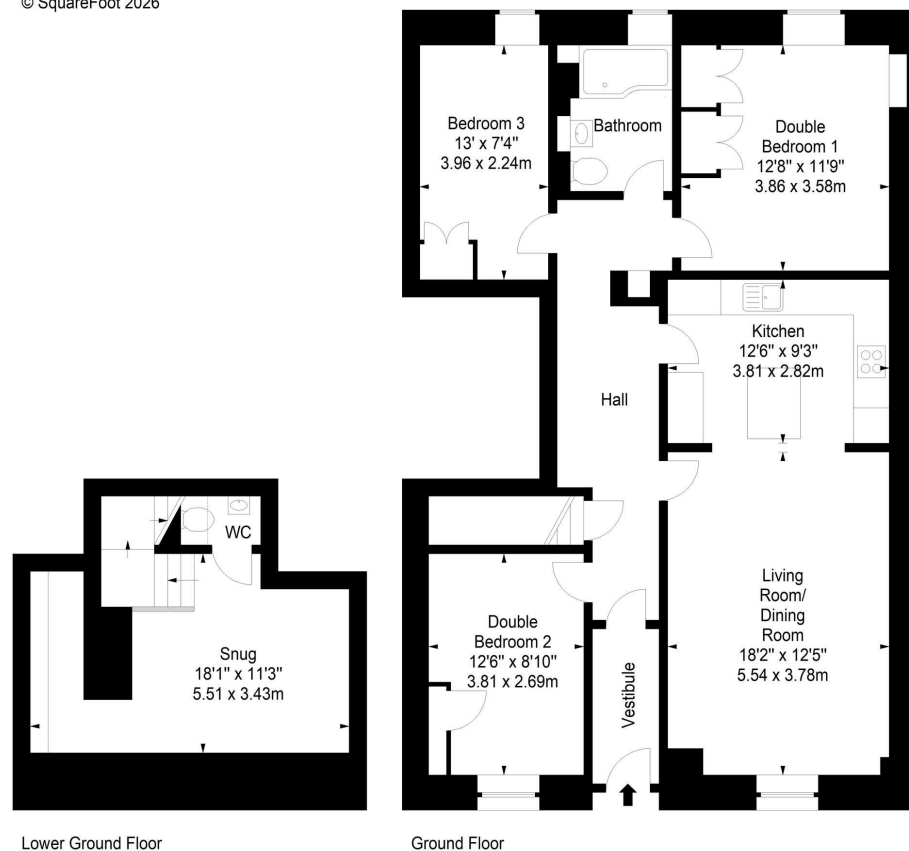
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Approx. Gross Internal Area
1213 Sq Ft - 112.69 Sq M
For identification only. Not to scale.
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266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

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