



43/1 Joppa Road
Edinburgh, EH15 2HB

A

"43/1 Joppa Road is an immaculately presented, bright and spacious two- bedroom flat"

- ENTRANCE VESTIBULE
- SITTING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CLOSE TO BEACH





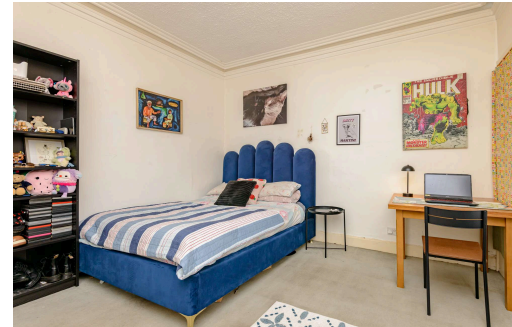
LOCATION

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, Bank of Scotland 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. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

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



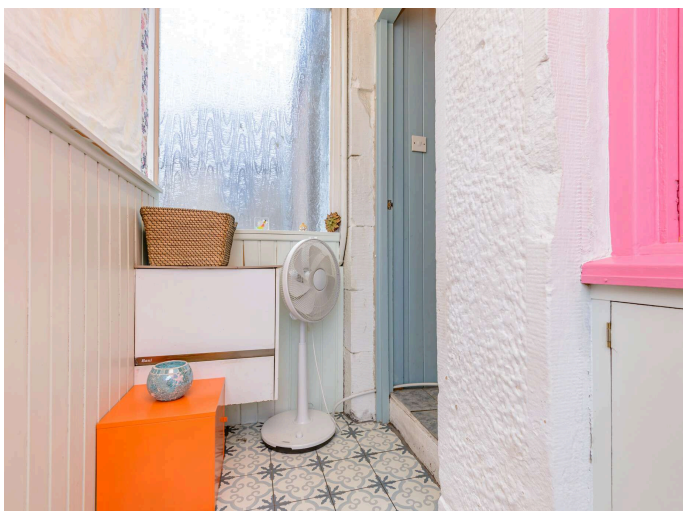
DESCRIPTION

43/1 Joppa Road is an immaculately presented, bright and spacious two-bedroom flat offering family sized accommodation in the popular Joppa area. The accommodation, which is in move in condition, comprises: entrance vestibule; sitting room; well-equipped kitchen; double bedroom one with built in wardrobe; double bedroom two; and bathroom. Further benefits include double glazed windows throughout, extensive floored attic space, on street parking, and south facing large private garden to the rear of the property. The local area boasts a wide range of amenities and fantastic transport links.

EPC RATING

The energy efficiency rating for this property is band D

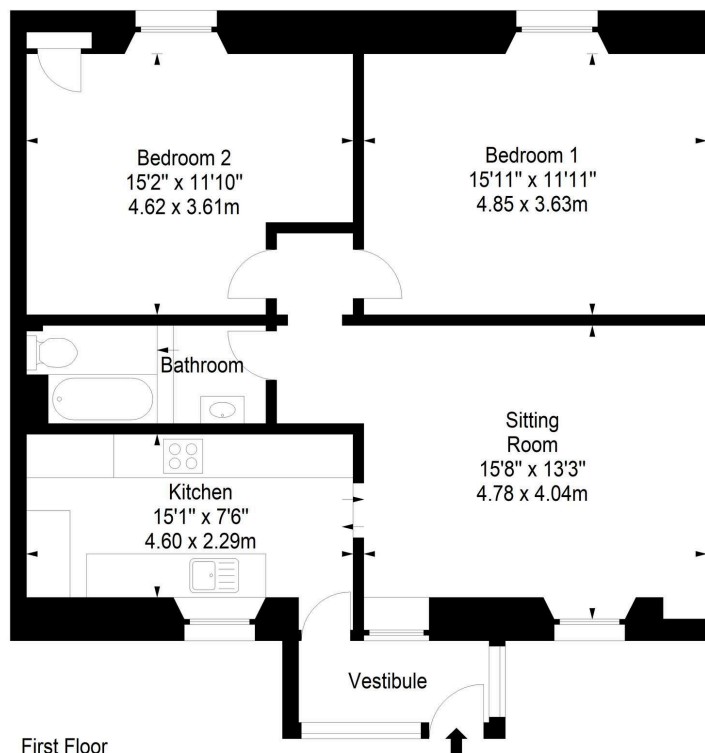
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Joppa Road,
Edinburgh,
Midlothian, EH15 2HB



Approx. Gross Internal Area
849 Sq Ft - 78.87 Sq M
For identification only. Not to scale.
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