



76A Argyle Crescent
Edinburgh, EH15 2QD

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"76A Argyle Crescent is a beautifully presented, bright & spacious two-bedroom upper villa"

- ENTRANCE VESTIBULE
- STAIRWELL
- HALLWAY
- SITTING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- SASH & CASH WINDOWS
- PERIOD FEATURES
- PRIVATE REAR GARDEN
- SUMMERHOUSE
- 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 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 Padel Courts. 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 E, however, please check with the local authority.



DESCRIPTION

76A Argyle Crescent is a beautifully presented, spacious two-bedroom upper villa located on a peaceful residential street in the sought-after Joppa district. The property is in move-in condition and offers a well-designed layout, comprising: entrance staircase; welcoming hallway with an additional cupboard and large skylight that floods the space with natural light; bright, airy sitting room with a bay window and feature fireplace; well-equipped kitchen/diner with large cupboard; two rear-facing double bedrooms and a contemporary bathroom with a separate shower cubicle completes the accommodation on offer. Further benefits include: gas central heating; sash and case glazing; private rear garden with summer house; great transport links; excellent local amenities including a short walk to Portobello beach and Promenade.

EPC RATING

The energy efficiency rating for this property is band C.





76A Argyle Crescent, Joppa, Edinburgh, EH15 2QD

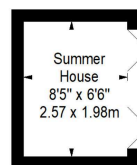
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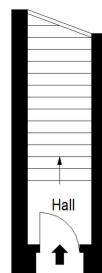
Argyle Crescent,
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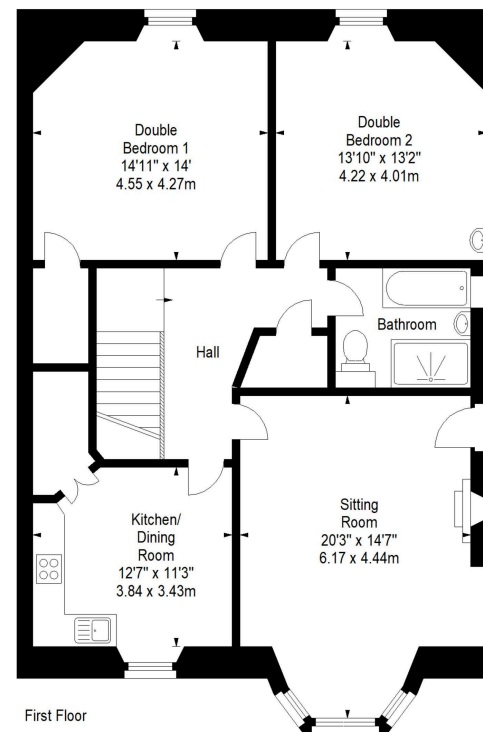
Approx. Gross Internal Area
1182 Sq Ft - 109.81 Sq M
Summer House
Approx. Gross Internal Area
55 Sq Ft - 5.11 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor Entrance



First Floor

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OnTheMarket

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