

17 Eastfield
Edinburgh, EH15 2PN

A

"17 Eastfield is a spacious main door, two-bedroom ground floor flat in Joppa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- FRONT & REAR GARDENS
- UNINTERRUPTED VIEWS OF FORTH





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. Fitness clubs operate at Bannatynes and Edinburgh College.

COUNCIL TAX

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



DESCRIPTION

17 Eastfield is a spacious main door, two-bedroom ground floor flat, set in the much-sought after residential area of Joppa. Situated on the coastline with superb uninterrupted views over the Firth of Forth.

Accommodation comprises: entrance vestibule; hallway; bright and spacious living room with feature fireplace; kitchen with wall and floor units and built in cook with gas hob and extractor fan; double bedroom one with built in wardrobes; bathroom and bedroom two with French doors leading out to a private rear garden with decking and artificial grass.

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

EPC RATING

The energy efficiency rating for this property is band C

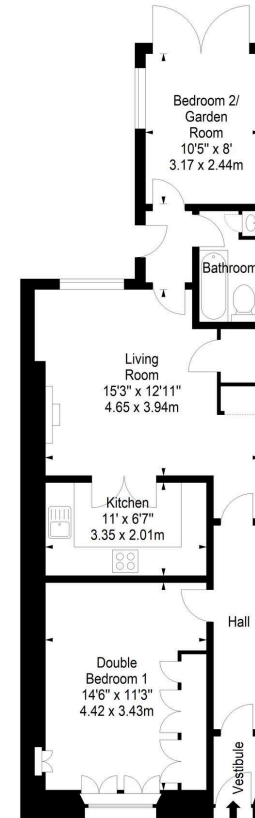
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Eastfield,
Edinburgh,
Midlothian, EH15 2PN



Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
For identification only. Not to scale.
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Ground Floor

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