








Offers Over

£250,000

33/1 Joppa Road

Joppa | Edinburgh | EH15 2HB

First-floor flat perfectly positioned in Edinburgh's scenic Joppa area, offering a fantastic coastal setting. Conveniently located within walking distance of Portobello Promenade and the vibrant high street, this property is an ideal choice for first-time buyers, young professionals, or anyone seeking a charming seaside retreat.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Communal Drying Area
-  EPC Rating – C
-  Council Tax Band - C



Description

This charming property offers a thoughtfully laid-out interior with a mix of traditional features and modern conveniences. A welcoming hallway with a shelved cupboard provides practical storage and leads seamlessly into the main living areas. The bright and spacious lounge/kitchen/diner is perfect for everyday living and entertaining, featuring an integrated gas hob, oven, and hood, alongside a washer and dishwasher. Partially tiled walls add a contemporary touch, and a dedicated boiler cupboard provides additional storage. A versatile box room with shelving presents an ideal space for a home office or study, meeting the needs of modern working-from-home lifestyles. The principal bedroom, currently used as a sitting room, is a generous double at the front of the property, boasting a decorative gas fireplace (disconnected), a press cupboard, and elegant cornice and ceiling rose details. The second double bedroom also enjoys a front aspect and includes a single cupboard for extra storage. The shower room is thoughtfully designed with part-panelled walls, a shower cubicle, and a heated towel rail, combining practicality with style. Additional benefits include gas central heating, double glazing, secure door entry. With its blend of character, flexible living space, and modern amenities, this property represents a fantastic opportunity to acquire a comfortable home in a well-connected and desirable location.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Residents benefit from a shared communal drying area located at the rear of the property, providing a convenient and practical space for airing laundry.

Viewing

Please contact Neilsons on 0131 625 2222.





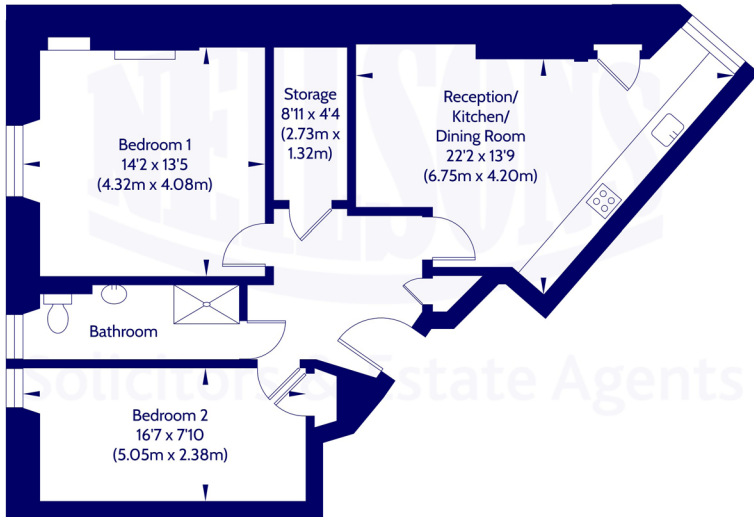
Location

The property is located in the charming residential area of Joppa, moments from neighbouring Portobello and its famous beach and promenade. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.



Approx. Gross Internal Floor Area 69 Sq M / 743 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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