



5 Joppa Gardens
Joppa
Edinburgh
EH15 2HU







Stylish and spacious maindoor lower flat in Joppa located in the highly sought after area of Joppa, which borders Portobello, and is approximately 4 miles to the east of Edinburgh's City Centre. The area is well served with local amenities and Portobello High Street, which lies close by, offers a further range of shops and amenities including building societies and a Post Office. The Fort Kinnaird Retail complex is within easy driving distance.

Recreational facilities are well catered for with the beach and promenade close by and a number of golf courses and leisure clubs in the area with Joppa Tennis Courts immediately adjacent to the property. There are multiple green spaces in the surrounding area to enjoy with Abercorn Park and Joppa Quarry Park nearby.

A regular bus service runs nearby giving quick and easy access to the City Centre and surrounding areas and the city bypass and motorway network are also easily accessible. Brunstane Train Station is located very close by with train services offering a running time of approximately 6 minutes to the City Centre.



The property falls within the catchment area for the highly regarded Towerbank Primary school with St John's RC Primary in close proximity and secondary schooling available at Portobello High School and Holy Rood RC High School. Private primary and secondary education is available at Loretto School in nearby Musselburgh or within the City Centre.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale.



PROPERTY DETAILS

- Entrance Vestibule with tiled floor.
- Welcoming entrance Hall
- Bright and spacious Living Room with bay window to front. Feature fireplace with living flame gas fire. Shelved wall press. Decorative cornice
- Stylish Dining Kitchen with ample space for a good-sized dining table and chairs. Integrated electric hob and oven. Integrated fridge/freezer and dishwasher. Solid wood work surfaces with stainless steel sink. Tiled splashback. Built in cupboard. Window to rear overlooking garden with shelves below.
- Utility Room with door to garden. Fitted base units. Worktop with stainless steel sink with drainer and tiled splashback. Plumbed for washing machine. Wall mounted combi boiler. Window to side.
- Main Double Bedroom with window to rear overlooking garden and shelving below. Extensive built in wardrobes provide excellent storage space. Cornice.
- Second Double Bedroom with window to front overlooking garden. Built in cupboard below window. Cornice.
- Store Room located off the hall providing useful additional storage space.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above, wash hand basin and WC. Mirrored bathroom cabinet. Shaving mirror. Frosted window to rear.









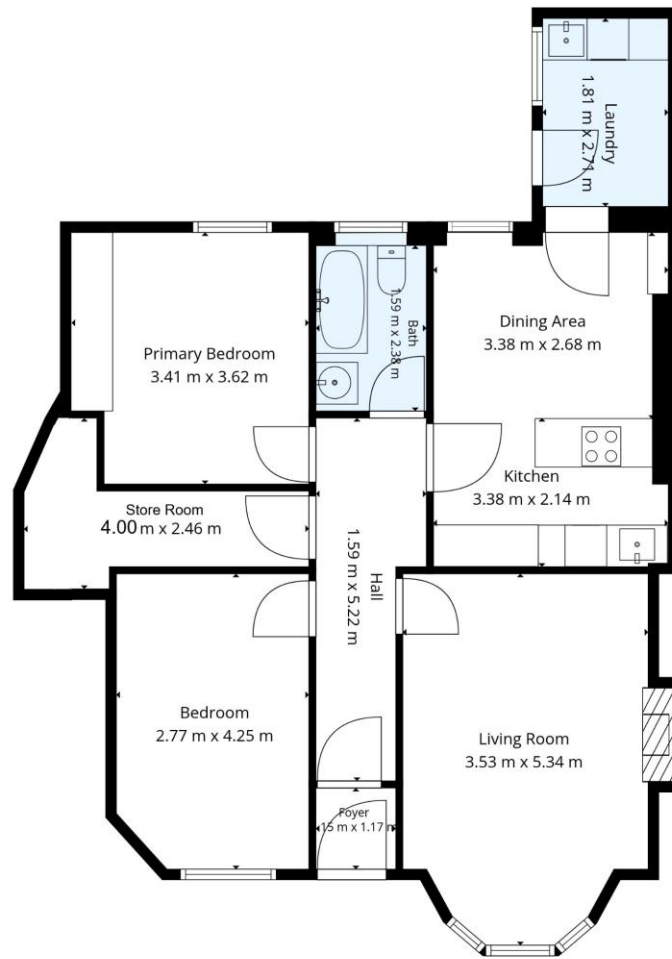
EXTERNAL

The front garden has been laid with decorative stones for ease of maintenance and incorporates established plants and shrubs.

The rear garden is fully enclosed and has been mostly paved, bordered with an attractive array of plants and shrubs. Space for garden furniture.

Unrestricted on street parking.

- Energy Efficiency Rating - C
- Council Tax Band - E



Total: 83 m2

Ground Floor: 83 m2

Excluded Areas: Fireplace: 1 M2, Walls: 7 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

