

FIXED PRICE £410,000

6 Joppa Terrace
Edinburgh, EH15 2HY

drummondmiller
Solicitors & Estate Agents



- Spacious 3 bed upper Villa
- Bright living room with bay window
- 3 generous double bedrooms
- Bathroom with 3-piece suite
- Private back garden and garage
- Gas central heating and double glazing throughout

Description

Situated within the highly sought-after area Joppa, this spacious three-bedroom upper villa offers generous and flexible accommodation in a prime residential location. Benefiting from private garden space and a garage, the property will appeal to a wide range of buyers including families, professionals and those looking to enjoy coastal living within easy reach of Edinburgh City Centre.

Accessed via a private entrance and vestibule, the accommodation is arranged over the first floor and comprises a welcoming hallway, a bright and spacious living room with attractive bay window formation, and a separate dining room providing an excellent space for both everyday living and entertaining. The fitted kitchen is positioned just off the dining room and offers good storage and workspace.

There are three well-proportioned bedrooms, all offering flexible accommodation depending on individual requirements, along with a bathroom and useful storage throughout the property.





Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

Garden and parking

The property further benefits from private garden space, ideal for enjoying the outdoors, along with a private garage providing excellent storage or off-street parking.

Location

Joppa is a highly regarded coastal suburb located to the east of Edinburgh city centre, neighbouring the ever-popular area of Portobello. Known for its attractive mix of period homes, seaside setting and strong community feel, Joppa offers an excellent balance of coastal living and city convenience.

The area benefits from a wide range of local amenities including independent cafes, restaurants, shops and supermarkets, with the vibrant Portobello High Street and promenade just a short distance away. Portobello Beach is within easy walking distance and provides an ideal setting for walking, cycling and outdoor leisure activities.

Excellent public transport links operate throughout the area, offering quick and convenient access into Edinburgh City Centre and surrounding districts, while nearby road networks provide easy connections to the City Bypass and beyond. Well-regarded schooling is available locally at both primary and secondary level, making the area particularly popular with families.

Combining a relaxed coastal atmosphere with excellent amenities and transport connections, Joppa remains one of Edinburgh's most sought-after residential locations.



Council Tax and EPC

Located in Council Tax band E and has a E-rated Energy Performance Certificate.

Home Report

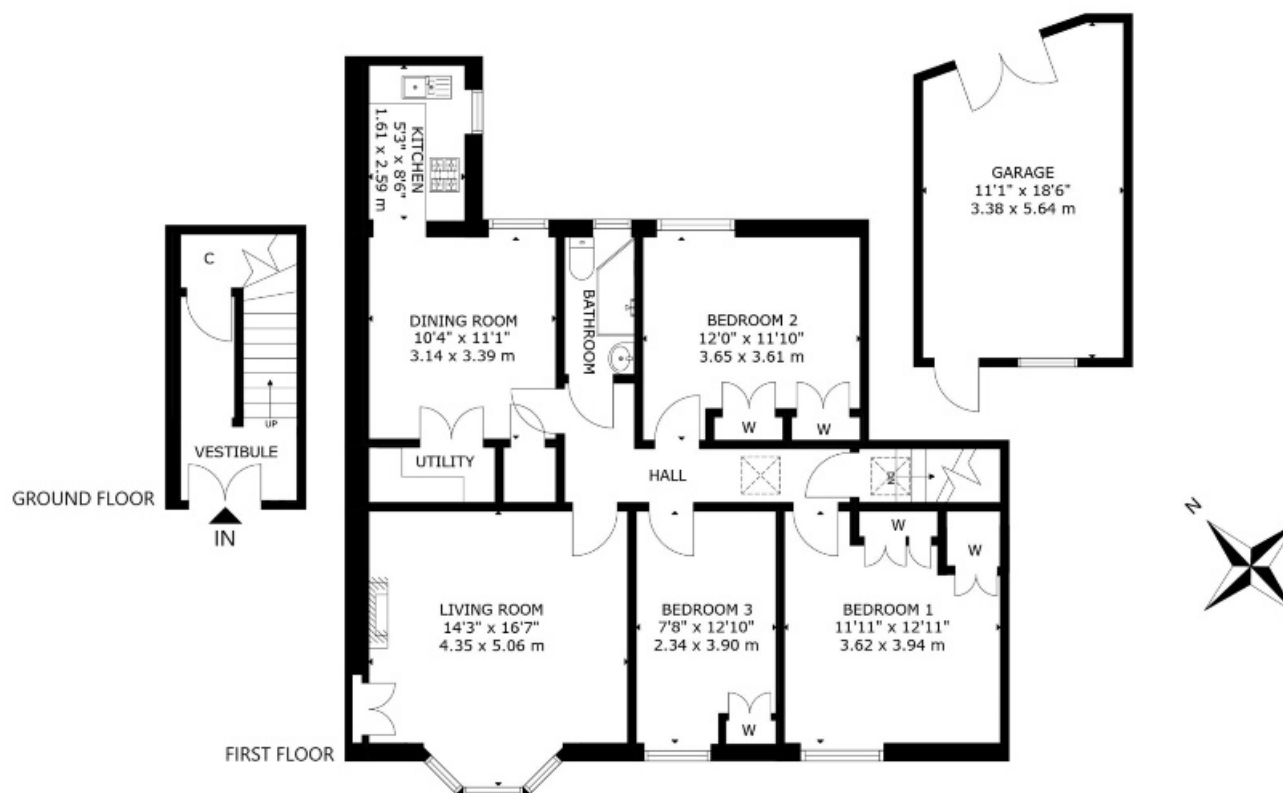
The property has been valued at £440,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

All carpet, floorcoverings, curtains and fridge/freezer, are included in the sale.



6 JOPPA TERRACE, EDINBURGH, EH15 2HY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 960 SQ FT / 89 SQ M
 GARAGE 190 SQ FT / 18 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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