



38 Joppa Road

Joppa, Edinburgh EH15 2ET

This is a rarely available main door flat, that is in walk-in condition. The location allows easy access onto the city bypass, frequent bus routes, great local amenities and a brief walk to the beach.

- **VESTIBULE**
- **ENTRANCE HALL**
- **LIVING ROOM**
- **DINING KITCHEN**
- **GAS CENTRAL HEATING**
- **COMMUNAL REAR GARDEN**
- **BEDROOM 1 (DOUBLE)**
- **BEDROOM 2 (DOUBLE)**
- **BEDROOM 3 (DOUBLE)/DINING ROOM**
- **LUXURIOUS BATHROOM**
- **DOUBLE GLAZING**
- **BASEMENT STUDY/SITTING ROOM**

OFFERS AROUND £200,000





LOCATION

Joppa is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

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 refurbished Jewel & Esk College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Indoor Bowls & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel, Joppa tennis courts and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

DESCRIPTION

This is a rarely available and wonderfully presented main door flat. The property comprises of vestibule; entrance hall with oak hardwood flooring; living room which could accommodate a dining

table and chairs; well appointed dining kitchen; double bedroom one, double bedroom two (currently being used as a dining room); double bedroom three; luxurious and contemporary bathroom and a useful basement area which has been upgraded to a high standard and is being used a study/sitting room/storage section.

The property has gas central heating, double glazing, a communal rear garden and unrestricted on street parking. Within a few minutes you can enjoy a relaxed walk along Portobello Promenade & Beach.

COUNCIL TAX

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

VIEWING

To ascertain current viewing arrangements, please contact Annan Property on 0131 669 2121 or estate agent Sharon Shanley on 07779 990 514.

OFFERS

All offers should be submitted to Annan Property, 229 Portobello High Street, Edinburgh, EH15 2AN. Tel- 0131 669 2121 or Fax- 0131 669 1155

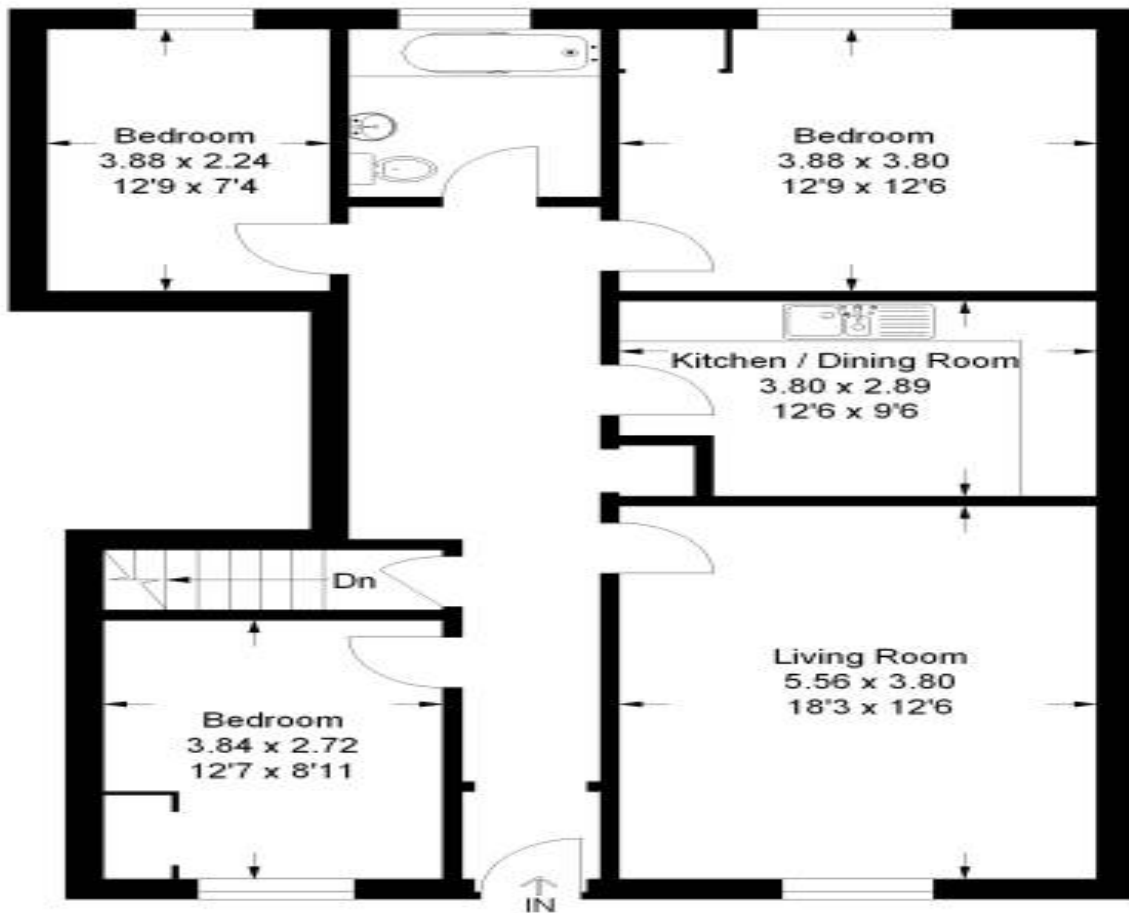
INTEREST

It is important that your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.



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