



## **16 Brunstane Road Joppa, Edinburgh EH15 2QJ**

**This is a rarely available and wonderfully presented traditional gable end double upper villa, which is in move-in condition. It is seldom that period features combine so well with a contemporary feel.**

- **ENTRANCE HALLWAY**
- **LIVING ROOM WITH BAY WINDOW**
- **DINING KITCHEN**
- **DINING ROOM WITH FIREPLACE**
- **CONTEMPORARY SHOWER ROOM**
- **UNRESTRICTED ON STREET PARKING**
- **BEDROOM 1 (DOUBLE) WITH BIW**
- **BEDROOM 2 (DOUBLE)**
- **BEDROOM 3 (DOUBLE)/SITTING ROOM**
- **LUXURIOUS BATHROOM**
- **GAS CENTRAL HEATING**
- **ENCLOSED SUN TRAP REAR GARDEN**

**OFFERS AROUND £375,000**





#### 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 and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

#### DESCRIPTION

This is a rarely available and wonderfully presented traditional gable end double upper villa, which is in move-in condition. It is seldom that period features combine so well with a contemporary feel, however this has been achieved so flawlessly.

The property comprises of vestibule with storage; entrance hall with deep storage cupboard; living room with bay window, feature fireplace, ornate cornicing, original floorboards, a dining table and chairs could easily be accommodated; well appointed dining

kitchen; dining room with two windows, working fireplace and deep stoarge cupboard off (planning consent in place to convert into dining kitchen if required); double bedroom 3 which is currently used as a sittingroom with working fireplace, recently installed stylish shower room with window; split level landing stair case; double bedroom 1 with built-in wardrobes; double bedroom 2 and recently fitted luxurious bathroom.

Relaxing seaviews can be seen from the four rooms overlooking the front of the house, on first floor level the living room and dining room and in particular from the second floor bedrooms. The property has gas central heating, a well established and maintained rear sun trap garden and unrestricted on street parking. Within a few minutes walk you can enjoy a relaxed stroll along Portobello Promenade & Beach.

#### COUNCIL TAX

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

#### VIEWING

To ascertain current viewing arrangements, please contact Annan Property on 0131 669 1100 or estate agent Michael Annan on 07773 777 771.

#### OFFERS

All offers should be submitted to Annan Property, 229 Portobello High Street, Edinburgh, EH15 2AN. Tel- 0131 669 1100 or Fax- 0131 669 1155

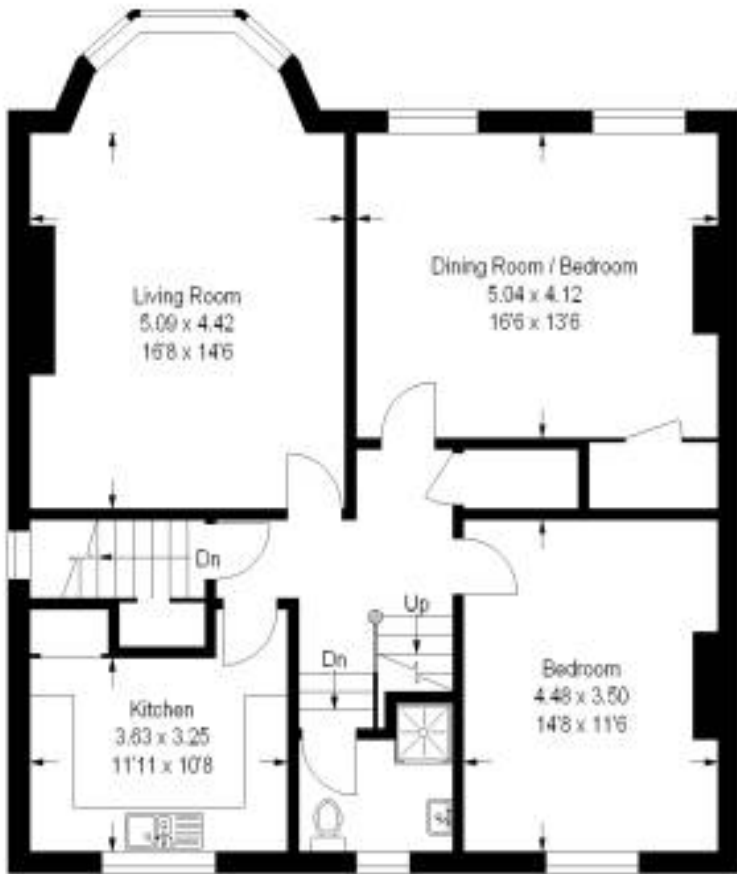
#### INTEREST

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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First Floor

Top Floor



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