



22 Joppa Terrace

Joppa, Edinburgh EH15 2HY

- VESTIBULE
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- GAS CENTRAL HEATING
- ON STREET PARKING
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- FAMILY BATHROOM
- UTILITY ROOM
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN



"22 Joppa Terrace is a spacious and beautifully presented upper villa in the sought after residential area of Joppa"



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 such as a Sainsbury's Local, 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 Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play 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 Promenade and Beach are great for a relaxed stroll.





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DESCRIPTION

22 Joppa Terrace is a spacious and beautifully presented upper villa in the sought after residential area of Joppa.

The accommodation comprises; vestibule with storage; entrance hall with under stair storage cupboard, access to rear garden and wooden stair case leading to first floor landing which benefits from skylight providing ample natural light; living room with feature fireplace, bay window and ornate corning; beautifully presented contemporary dining kitchen with useful utility room off; double bedroom 1 with feature fireplace; double bedroom 2 with storage cupboard; marvellous family

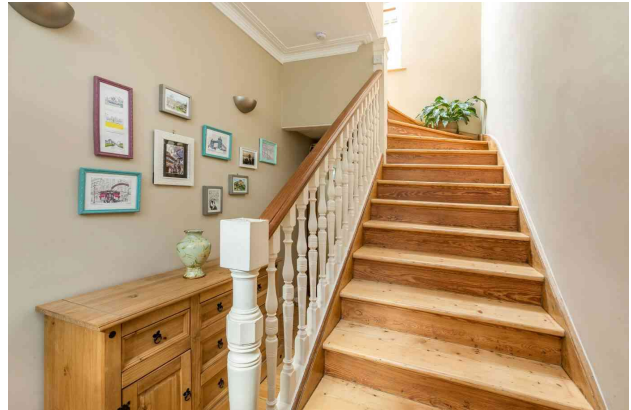
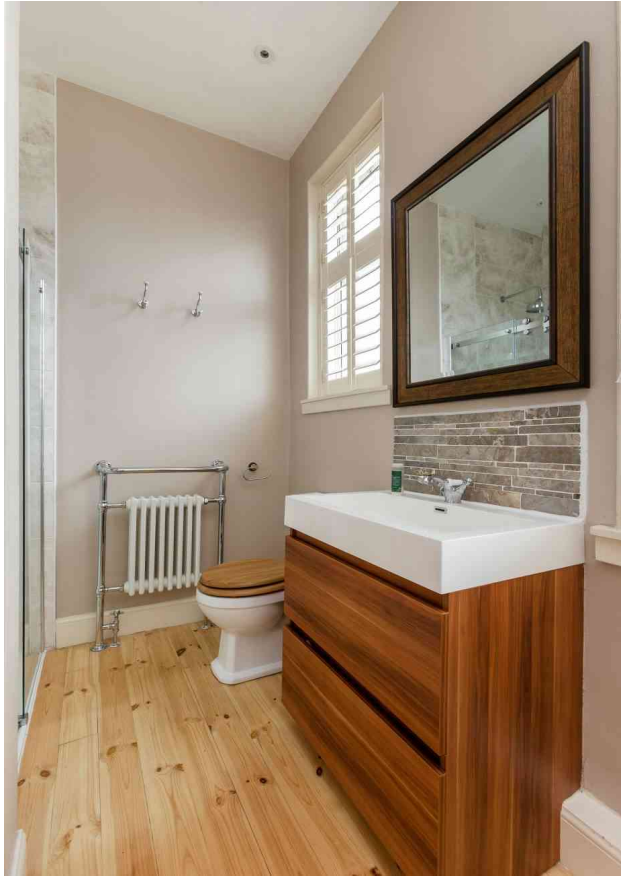
bathroom with freestanding bath and separate shower.

There is gas central heating; double glazing; enclosed rear garden; front patio area; on street parking; close to the beach and great local amenities.

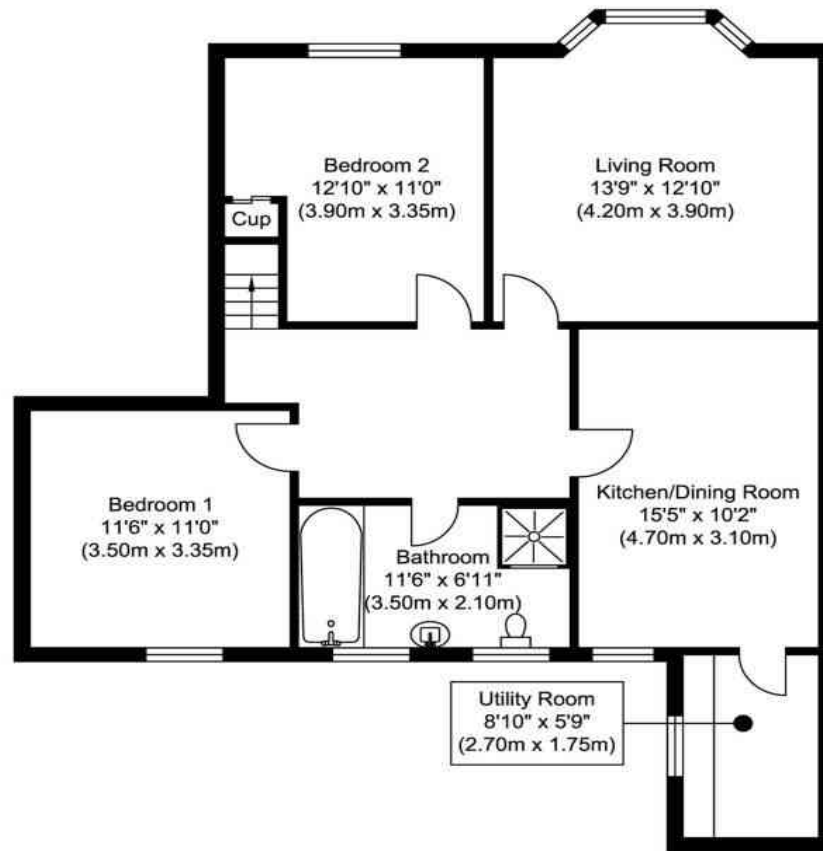
This energy efficiency rating for this property is band E.

COUNCIL TAX

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



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Approximate Floor Area
873.49 sq. ft.
(81.15 sq.m)



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