



Flat 3, 5 Joppa Station Place, Joppa, Edinburgh, EH15 2QU
2 BEDROOM | 1 BATH | EPC B

This is a very spacious and bright west facing flat in a quiet residential modern development within easy walking distance of the waterfront at Joppa. The property is particularly well finished and appointed and the building has lift access, secure entryphone system, full gas central heating and double glazing.

Accommodation

- Hall with two large walk-in cupboards,
- Dining Hall with westerly facing Balcony off,
- Lounge,
- Luxuriously appointed Kitchen/Breakfast room with gas hob, electric oven, auto washer/drier, dishwasher, fridge/freezer and concealed wall mounted central heating boiler.
- Master Bedroom with fitted wardrobes and ensuite shower room,
- Second double Bedroom with fitted wardrobes
- Family Bathroom with over-bath shower.
- Communal Gardens maintained by factors
- Broadband, satellite and telephone connections
- Residents parking
- Communal refuse area
- Communal secure cycle store
- Council tax band E

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Location

The attractive Joppa area lies to the east of Edinburgh's city centre. The property is well placed to take advantage of the superb range of amenities the coastal communities of Joppa and Portobello have to offer which includes a choice of bars, restaurants and the highly rated Beach House café on the promenade.

Leisure

The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, and an indoor child play area. There are parks and cycle routes in the area.

Shopping

Further local shopping facilities can be found in nearby Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away.

Commuting

A frequent bus service is on hand and operates to most parts of the town and across the city. Brunstane railway station is close by and the A1 and City Bypass are also within easy reach.

Schools and Further Education

Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education.

Extras

In addition to the kitchen extras the carpets and blinds as well as the curtains in all rooms except the Dining Hall are included.

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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

