

FOR SALE
McIntyres

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JOPPA

43/1 JOPPA ROAD

OFFERS OVER £105,000



ATTRACTIVE GROUND FLOOR FLAT IN TWO STOREY TERRACED TENEMENT
SITUATED IN HIGHLY REGARDED AREA CLOSE TO THE BEACH AND PROMENADE

OFFERING AN EXCELLENT OPPORTUNITY FOR A FIRST TIME PURCHASER
OR AN INVESTMENT OPPORTUNITY FOR LETTING PURPOSES OR FOR AN AIRBNB

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: LOUNGE/FITTED KITCHEN WITH APPLIANCES
DOUBLE BEDROOM WITH FITTED WARDROBES WITH BUILT-IN SAFE
MODERN SHOWER ROOM: DOUBLE GLAZING
UNRESTRICTED ON STREET PARKING TO THE FRONT

VIEWING APPOINTMENT CONTACT SELLING AGENT 0131 669 7218

GENERAL

An excellent opportunity to purchase a ground floor flat within a two storey tenement in the sought-after area of Joppa.

Internally the property is in good order throughout and would make an ideal first-time purchase or alternatively It would make an excellent investment opportunity for letting purposes or for an Airbnb. All the white goods in the kitchen will be included in the sale price along with the carpets and curtains. All items will be sold as seen with no warranty given.

Externally there is unrestricted on street parking to the front of the property.

SITUATION

The property is very close to Portobello beach and promenade and is situated to the East Side of Edinburgh, approximately 3 miles from Edinburgh's City Centre. The area is well served with local shopping and banking facilities for everyday requirements and there is also an Aldi, Scot-mid supermarket and a small Sainsbury's in close proximity. In addition, Close-by there is an Asda Hypermarket which offers 24-hour shopping, the Fort Kinnaird Retail Park which houses the Oden Cinema, Pure Gym and many established restaurants and high street stores.

A regular bus service operates to and from the City Centre and to most surrounding areas. The City By-pass is within easy reach and this ensures easy access to the main motorway networks. There is also a cross rail service at Brunstane itself, which will give a journey time of approximately 5 minutes to Edinburgh City Centre

Excellent leisure facilities are available close-by including the Power Soccer 5 a-side Football Centre, Golf Courses, Portobello Library and Portobello Swimming and Fitness Centre. Leisurely walks can be enjoyed along the Promenade and there are many lovely local parks.

We would recommend early viewing of this particular property which offers an ideal first purchase or buy to let opportunity.

POST CODE – EH15 2HB

EPC RATING – BAND F

COUNCIL TAX - BAND B

Accommodation Comprises: -

HALLWAY 5'4" X 5'1"

Entrance hallway giving access to all remaining accommodation. Mains wired smoke detector. Fitted carpet.

LOUNGE/KITCHEN 15'6" X 13'4" (widest point) LOUNGE AREA

Bright well-appointed room with window to the rear of the property. Venetian blinds. Curtains. Fitted carpet.



KITCHEN AREA

Fitted with modern base and wall mounted units complete with ceramic hob, electric oven and cooker hood. Ample worktop surfaces with tiled splashback. Stainless steel sink and drainer. The washing machine, microwave and fridge freezer will be included in the sale as a sold as seen basis with no warranty given. Mains wired smoke detector. Tile effect laminate floor.



BEDROOM 1 10'4" X 9'3"

Double bedroom with window to the front of the property. Venetian blinds and curtains. Cupboard housing the hot water tank. Deep fitted wardrobes with safety deposit box, fuseboard and electric meter. Fitted carpet.



SHOWER ROOM

Modern shower room with respatex wall panelling. Three-piece suite comprising w.c. wash hand basin and shower cubical. Bathroom fittings. Shelved storage cupboard. Vinyl flooring.



These particulars are prepared for guidance for prospective purchasers. Whilst they are believed to be correct, their accuracy is not warranted and they will not be deemed to form part of any offer for the property. The measurements are taken at the widest point in each room using a sonic measure. The services and appliances and all items of an electrical, mechanical or working nature have not been tested. Any prospective purchaser is advised to make his/her own inquiries regarding any statement of fact contained within these particulars, which is made to him/her.

McIntyres is a trading name of ELP-AM Solicitors Limited. Company Number SC471191. Registered Office: 98 Ferry Road, Edinburgh, EH6 4PG Tel: 0131 554 8649