



301B Milton Road East,
JOPPA | EDINBURGH | EH15 2LA


warners
solicitors & estate agents



301B Milton Road East, Joppa

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Warners are delighted to offer to the market this particularly appealing and well-presented modern terraced bungalow with enclosed south-facing garden situated in the coastal town of Joppa.

The property offers comfortable and well-planned accommodation presented in excellent decorative order and would represent an ideal first purchase or for those looking to downsize. The accommodation comprises – hall with deep storage cupboard and hatch to partially floored loft, bright living room overlooking the front garden and French doors to a patio area, kitchen off the living room through double glass doors and fitted with a range of contemporary base and wall mounted units, double bedroom with built-in wardrobes and bathroom room featuring a three piece suite. Further benefits include gas central heating and double glazing.

- Neatly located in the coastal town of Joppa
- South-facing garden
- Bright living room with French doors
- Contemporary kitchen
- Double bedroom with built-in wardrobes
- Gas central heating
- Double glazing

EPC Rating: D

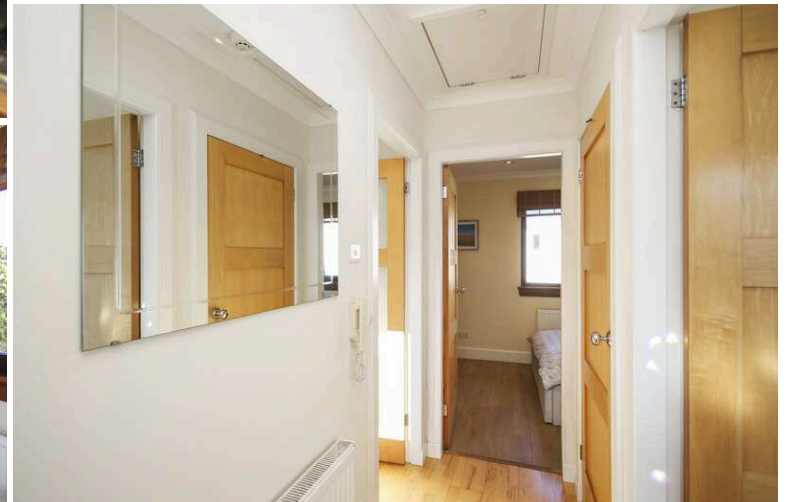
Extras included in sale: All kitchen appliances and blinds. Other items of furniture available by negotiation

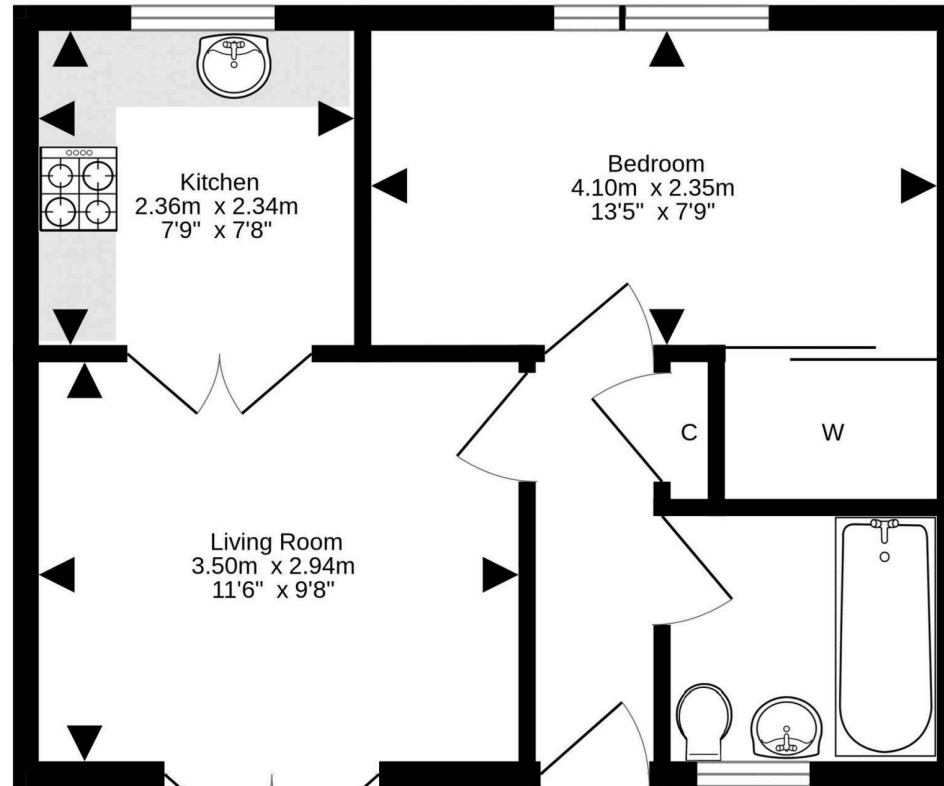
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The sought after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House caf on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pits and two play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. 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. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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