



20/7 James Street
Edinburgh, EH15 2DR

A

"Woodville Court, James Street is a bright and well-proportioned second-floor two-bedroom apartment"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUNDS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

COUNCIL TAX

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



DESCRIPTION

Woodville Court, James Street is a bright and well-proportioned second-floor two-bedroom apartment, ideally located close to Portobello Beach and Promenade. The property benefits from a private balcony with superb sea views, excellent storage and well-maintained communal gardens. Offered in superb order throughout, the accommodation comprises: welcoming hallway with good storage; bright dual-aspect sitting/dining room with access to the balcony; separate fully fitted kitchen; two double bedrooms, both with built-in wardrobes; and a contemporary shower room with WC and wash hand basin, completing the accommodation on offer. Further benefits include electric heating, double glazing and unrestricted on-street parking. The development is factored by Trinity Factors at approximately £90 per month, including buildings insurance and garden maintenance.

EPC RATING

The energy efficiency rating for this property is band E

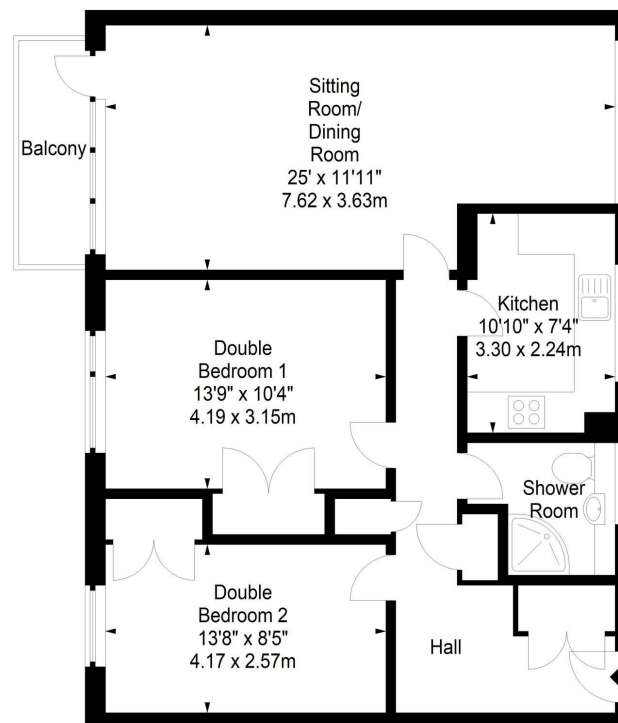
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James Street,
Edinburgh,
Midlothian, EH15 2DR



Approx. Gross Internal Area
845 Sq Ft - 78.50 Sq M
For identification only. Not to scale.
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Second Floor

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