

COULTERS[©]

3/3 JOPPA STATION PLACE

JOPPA, EDINBURGH, EH15 2QU

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within an established residential development in Joppa, 3/3 Joppa Station Place is a particularly spacious first floor apartment. The property offers well-proportioned accommodation including two double bedrooms, a generous sitting room, separate kitchen/breakfast room and two shower rooms. The development is surrounded by well-maintained communal gardens and is conveniently positioned for the amenities of Joppa, Portobello and the nearby coastline.

A welcoming entrance hallway provides access to the principal rooms and benefits from excellent storage, including two useful cupboards. The sitting room is an impressive and naturally bright reception space, with a large bay window overlooking the communal grounds. There is ample space for a range of furniture and the room comfortably accommodates both seating and dining areas. The sitting room also provides direct access to the kitchen/breakfast room.

The kitchen/breakfast room is well proportioned and fitted with a good range of wood-effect wall and base units, contrasting worktops and tiled splashbacks. Integrated and freestanding appliances include a gas hob with extractor, oven, fridge freezer and washing machine, while there is also space for a dining table and chairs. A large window provides a leafy outlook over the surrounding gardens.

KEY FEATURES



Spacious first floor flat situated within a modern development.



Beautifully maintained shared garden grounds.



Within a short walk to Portobello Beach.



EPC Rating - B



Two generous double bedrooms, one with an en-suite



Private resident's car parking.



Fantastic local amenities and transport links to the City Centre



Council Tax Band - E



The principal bedroom is a generous double room with fitted wardrobes and a private en-suite shower room. The second double bedroom is also well proportioned and benefits from fitted storage, making it equally suitable as a comfortable guest room or home office.

The main shower room is fitted with a large walk-in shower enclosure, WC and wash hand basin with vanity storage. The room is fully tiled and finished with a useful heated towel rail.

Externally, the property is set within well-maintained communal grounds, with established planting, mature trees, lawn and landscaped borders creating an attractive setting. There is also residents' parking within the development.





THE LOCAL AREA

Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and a number of lovely local parks. The Fort Retail Park, which offers a wide selection of high street shops, is within a short drive.

The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

EXTRAS

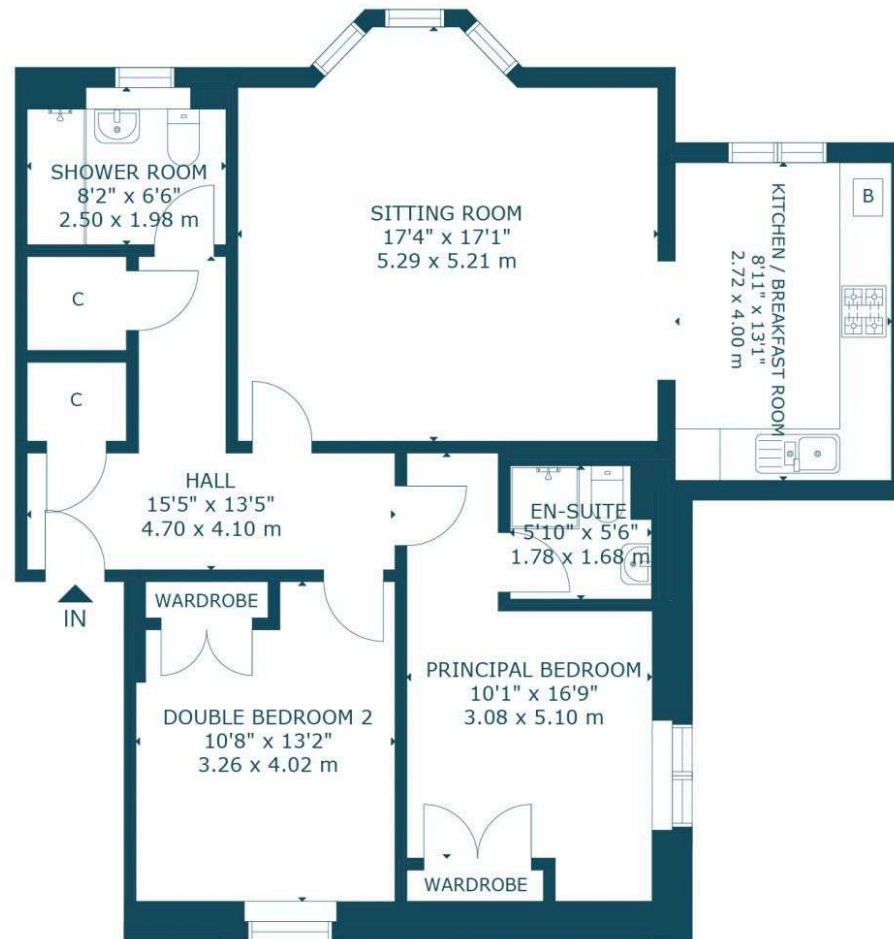
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The development is factored by Trinity Factors at a cost of approximately £100 a month.

HOME REPORT VALUATION: £290,000







FIRST FLOOR

3 - 3 JOPPA STATION PLACE, JOPPA, EDINBURGH, EH15 2QU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,023 SQ FT / 95 SQM
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.