

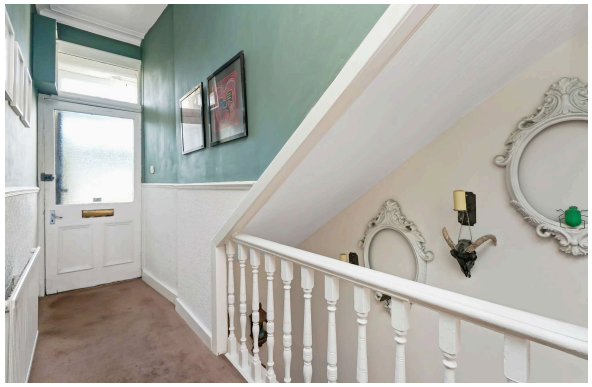
52/1 Joppa Road

JOPPA | EDINBURGH | EH15 2ET

warners
solicitors & estate agents







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Exceptionally well situated three bedroom lower maisonette, moments from the beach, located in the sought after Joppa area. This property is extremely well presented and is presented over two floors. The basement comprises the third bedroom, a further reception room and the kitchen/dining room which currently comprises an oven, gas hob, washing machine, dining area and gives access out to the rear garden and completing the accommodation downstairs is the bathroom with shower over the bath. Upstairs there are a further two well-proportioned bedrooms and the stylish living room with an attractive bay window.

The property boasts well kept front and rear gardens made up of mature fruit trees and a lawn and also benefits from ample on-street parking. Early viewing is highly recommended to avoid missing out.

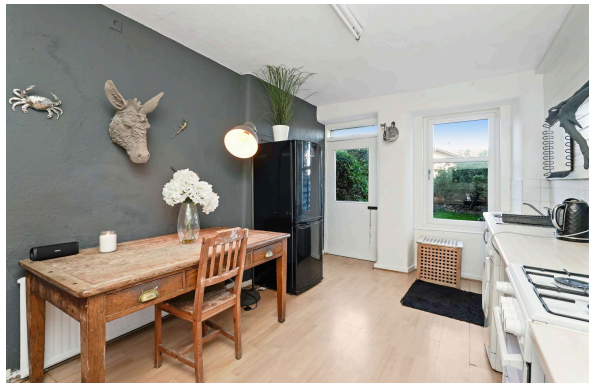
- Stunning three bedroom home moments from the beach
- Well presented open plan kitchen/dining area
- Three well-proportioned bedrooms
- Fully fitted kitchen with access to the garden
- Stylish living room with Bay window
- Additional basement room
- Front and Rear Gardens
- On-street parking

Energy Rating C. Council Tax band E.

Included in the sale will be fridge, microwave, oven and hob.

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







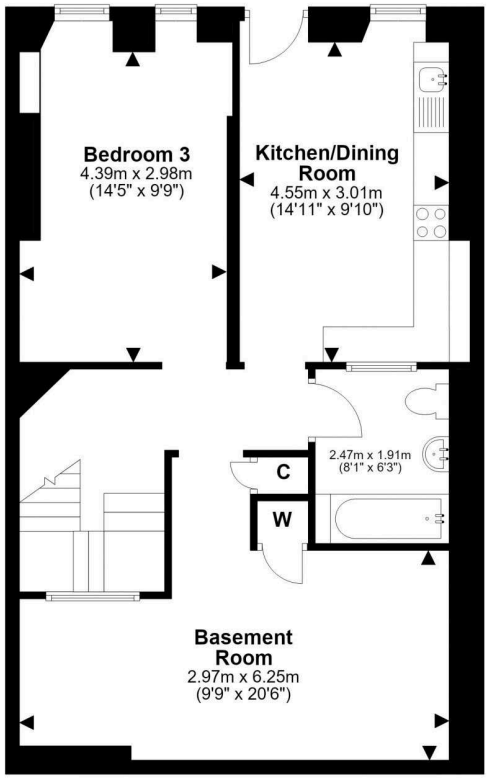
The sought after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House caf on the promenade. The beach and promenade has a refurbished 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.





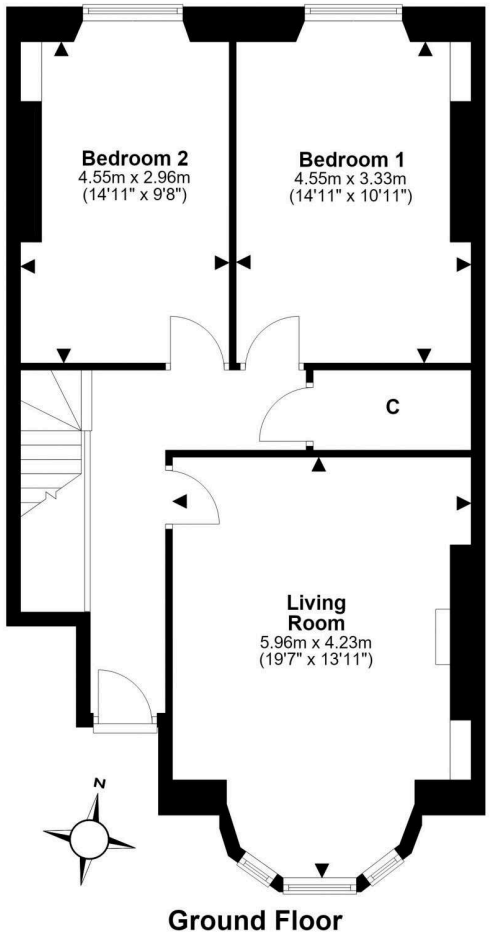






Basement

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



Ground Floor

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