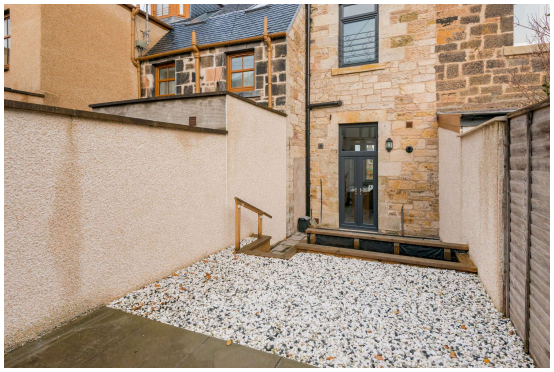








91 Joppa Road

Edinburgh, EH15 2HB

A

"91 Joppa Road is an impressive and spacious mid-terraced, four-bedroom home offering versatile accommodation"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING/KITCHEN
- DOWNSTAIRS W.C.
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING











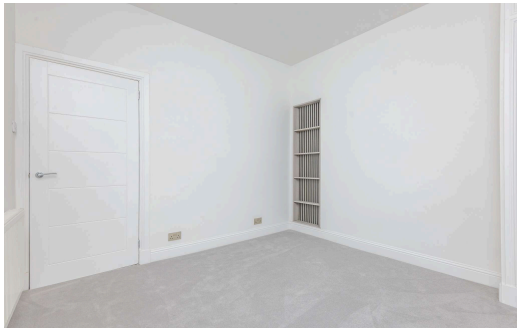












LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office and a selection of 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 nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

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

The energy efficiency rating for this property is band C

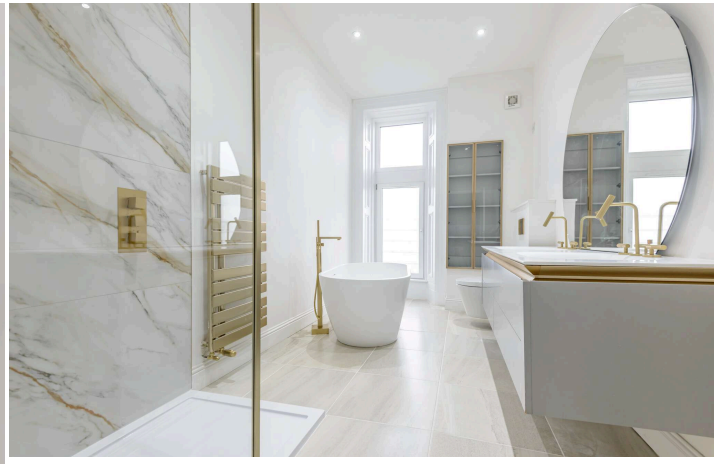
DESCRIPTION

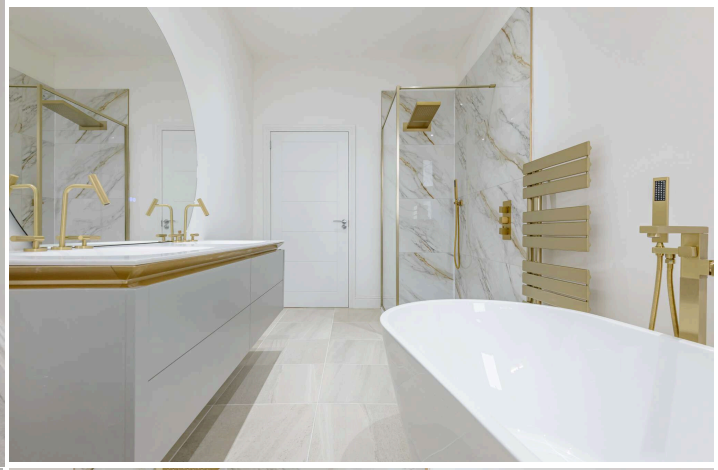
91 Joppa Road is an impressive and spacious mid-terraced, four-bedroom home arranged over three floors, offering versatile accommodation and generous living space throughout. Having been fully renovated to an exceptional standard, both internally and externally, the property is presented in true move-in condition, with early viewing highly recommended. Situated within the highly sought-after coastal suburb of Joppa, the property enjoys an enviable location just a short distance from the picturesque Portobello Beach and the excellent selection of shops, cafés, restaurants and amenities along Portobello High Street. Of particular appeal to families is its location within the catchment area for the highly regarded Towerbank Primary School. Combining beautifully refurbished accommodation with an exceptional coastal setting and excellent local amenities, this is a superb opportunity to acquire a wonderful family home in one of Edinburgh's most desirable seaside locations.

The accommodation comprises: entrance vestibule leading to a welcoming hallway, featuring quality chevron flooring which continues throughout the ground floor; impressive open-plan bay windowed living, dining and kitchen area providing a wonderful space for both everyday family life and entertaining, with a bespoke, high-quality, fully fitted kitchen incorporating stylish cabinetry and integrated appliances and a separate WC which completes the ground floor accommodation. A carpeted staircase leads to the first floor, where there are two generous double bedrooms, including one with an en-suite shower room, alongside a beautifully appointed family bathroom featuring an elegant freestanding feature bath and a separate double shower cubicle with mains-fed shower. The second floor offers two further generous double bedrooms, served by a separate landing, with access to an additional balcony. Both the first and second floors enjoy superb far-reaching views across the Firth of Forth, adding to the appeal of this wonderful coastal home. Externally, the property benefits from an enclosed, south-facing rear garden, designed for ease of maintenance. To the front, there is a lawned garden featuring an attractive raised composite decking patio area.



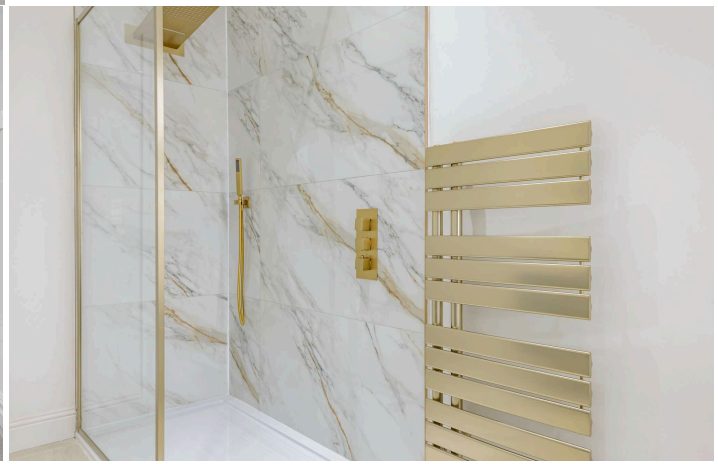




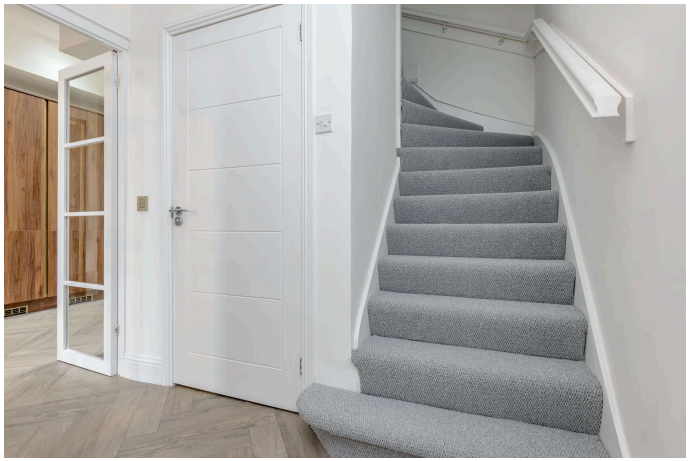


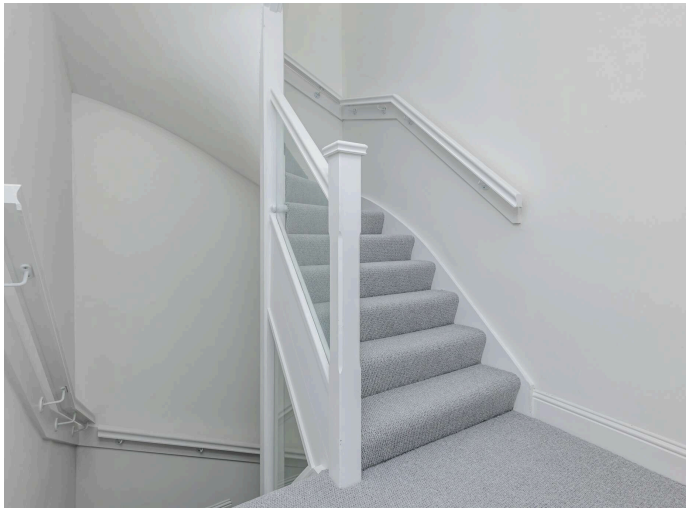


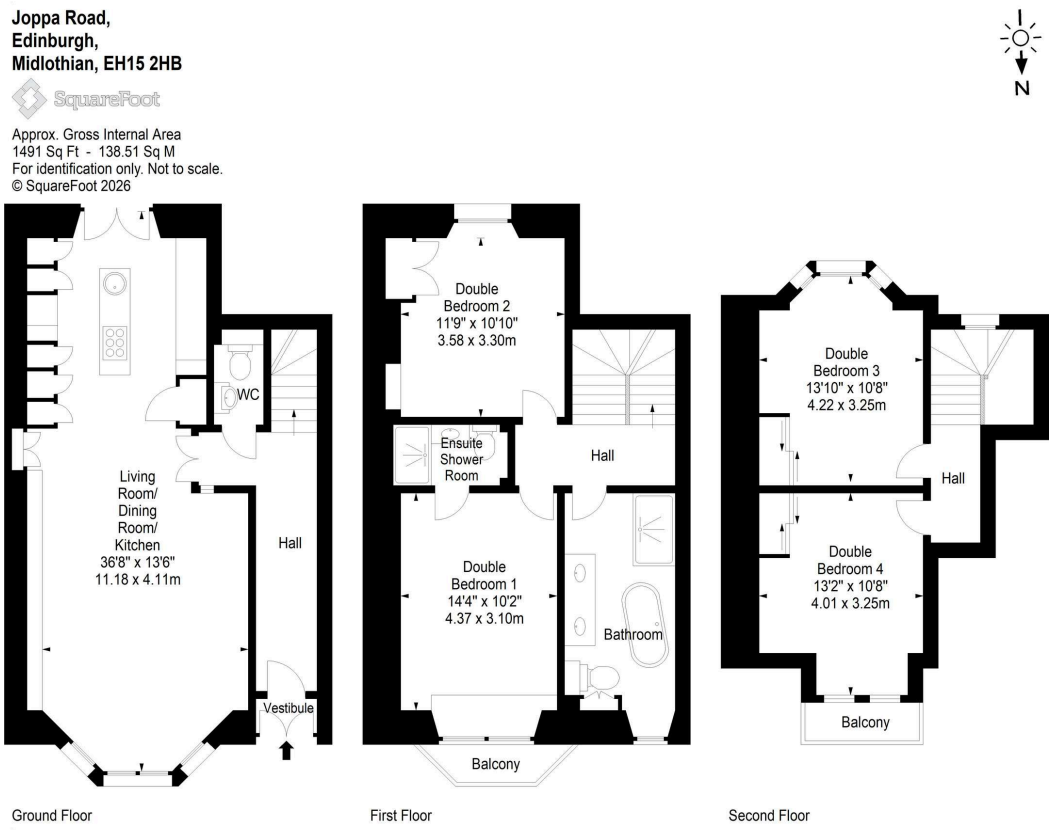




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