



# 5 JOPPA GARDENS

JOPPA, EDINBURGH, EH15 2HU



2 PUBLIC



2 BED



1 BATH



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## 5 Joppa Gardens

Part of a traditional terraced building, this main-door, two-bedroom, lower flat in Joppa sits within the Portobello conservation area, just a short walk from the golden beach, amenities, and regular public transport links. The two-bedroom property offers bright and spacious accommodation, including two large reception rooms, and further benefits from two easy-to-maintain gardens. Whilst the kitchen and dining room require upgrading, the rest of the home is well-presented, and the property's outstanding potential is self-evident.

Stepping into the home, a vestibule and central hall welcome you in. On the right is the living room, which continues the hall's hardwood floor and soothing décor, adding a bold accent wall to the aesthetic. The room is brightly lit by a bay window and framed by a focal-point fireplace set beside a shelved recess. Ornate cornice work completes the room. For sociable meals, there is an equally spacious dining room, which has wooden floorboards that can be primed or carpet upon preference. The kitchen extends from here, fitted with cabinets and workspace. It has garden access and room for freestanding appliances. On the opposite side of the hall, the two double bedrooms both feature neutral décor and hardwood floors. Bedroom one, with built-in wardrobes and additional storage, faces the rear garden, whilst bedroom two has a front-facing aspect. Between the two bedrooms, there is also a large store. A three-piece wet room completes the accommodation. Gas central heating and double-glazed windows ensure year-round comfort.

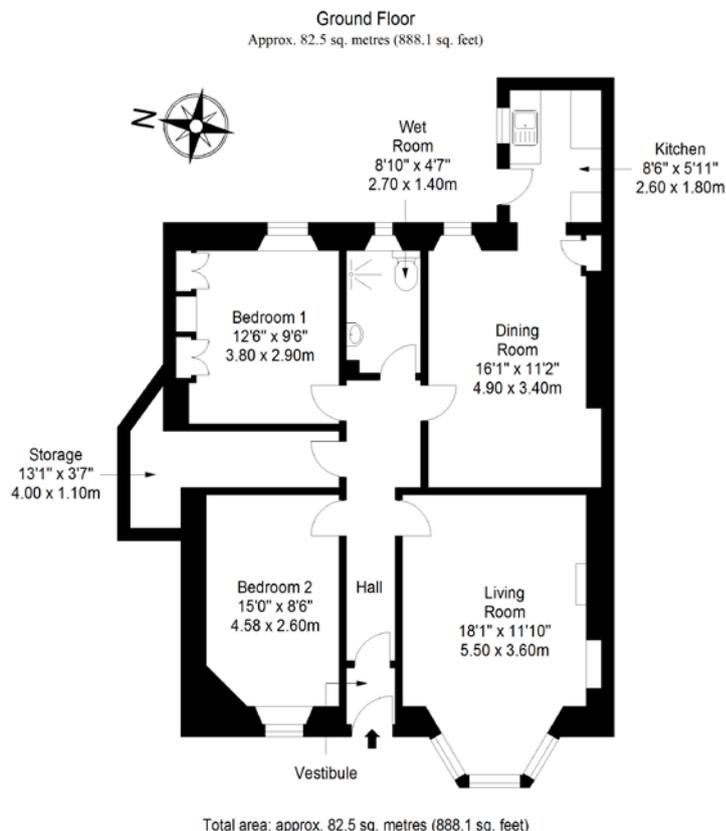
Outside, there are private gardens to the front and fully-enclosed rear, both of which enjoy low-maintenance designs for relaxing and dining in the sun. Conveniently, on-street parking along Joppa Gardens is unrestricted.

Extras: to be sold as seen, including all fitted floor and window coverings, and light fittings to be included in the sale.



## Joppa, Edinburgh

Hugged by golden sandy beaches and within sight of majestic Arthur's Seat, Joppa has long been one of the most desirable suburbs in the capital. Situated just over three miles northeast of the city centre, between trendy Portobello and popular Musselburgh, Joppa offers all the charm of a Victorian seaside town with all the advantages of city living. Its local amenities are supplemented by Portobello High Street (a bustling thoroughfare lined with high-street shops and independent retailers) and by several major supermarkets in neighbouring Musselburgh. For more extensive shopping facilities, Fort Kinnaird is just a short drive away and is home to more than fifty outlets, eateries and a multi-screen cinema. Owing to its coastal setting, Joppa promises an active outdoor lifestyle to suit every taste: from relaxed strolls along the beach and rounds of golf in picturesque East Lothian, to exhilarating water sports or hikes up Arthur's Seat. Just along the waterfront is Portobello Swim Centre, which boasts first-class indoor swimming facilities, as well as beautifully restored Turkish baths. Joppa is within the catchment area for fantastic state schools and is also convenient for Loretto School in Musselburgh. The town enjoys excellent public transport links into the city centre, including train services from Brunstane station and comprehensive day/night bus routes, as well as ideal proximity to Edinburgh City Bypass and the A1.



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