

**9 Joppa Terrace**  
Edinburgh, EH15 2HY





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## 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, Bank of Scotland and a selection of eateries. 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.

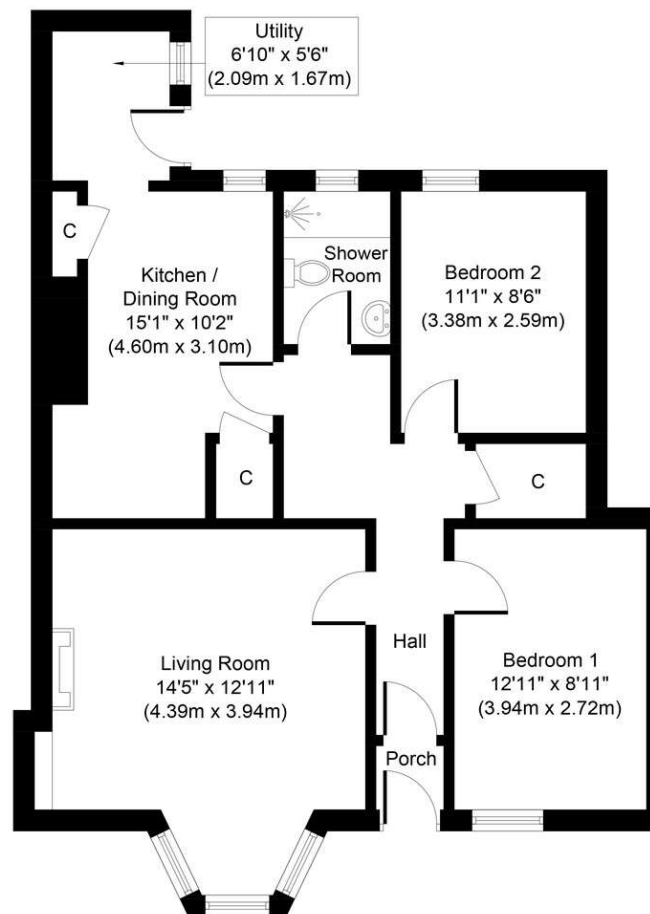
Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

## DESCRIPTION

9 Joppa Terrace is a stunning, 2 bedroom main door villa, situated on a quiet residential street in the highly desirable area of Joppa, a short walk from the Promenade and Portobello High Street. The well-presented accommodation, which is flooded with natural light, comprises: entrance vestibule with encaustic flooring and internal stained glass door leading to the welcoming hallway; bay windowed living room with sanded floorboards, ornate cornicing, feature fireplace and shelved press cupboard; modern fitted kitchen diner, suitable for a table and chairs seating 4; utility room with access out on to the enclosed rear garden; front facing double bedroom 1; double bedroom 2 located to the rear and a shower room with mains fed shower which completes the accommodation. Further benefits include gas central heating; double glazed windows; unrestricted on-street parking and private gardens front and rear.

The energy efficiency rating for this property is band C.

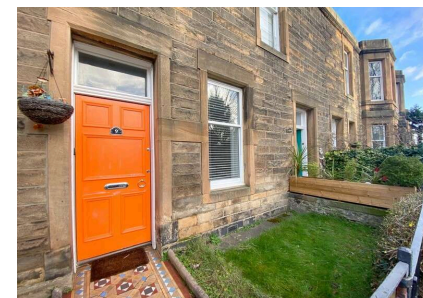
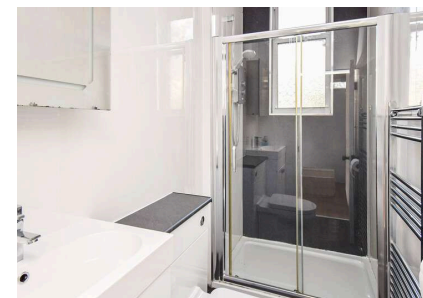
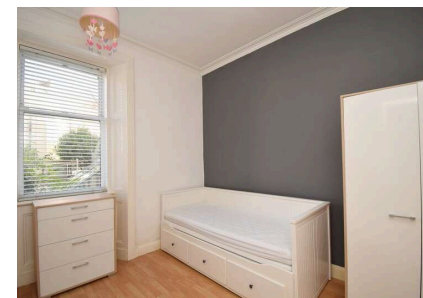
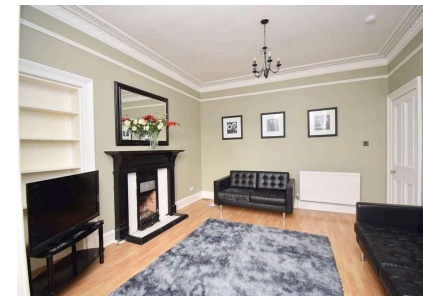
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



Approximate Floor Area  
802 Sq. ft.  
(74.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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