

**48a Joppa Road, Joppa  
Edinburgh, EH15 2ET**

OFFERS OVER £490,000



drummondmiller



- Period terraced villa requiring complete upgrading and repairs
- Extremely flexible layout arranged over three levels
- Bay-windowed sitting room and lower dining room with open plan kitchen off
- Bathroom, shower room and 3 en suites
- 7 flexible bedrooms
- Gas central heating, double glazing and garden to front and rear
- Very close to shoreline and promenade
- EPC E

#### Description

UNTIL WALL TIES ARE FITTED (ESTIMATED AT £10,000), THIS PROPERTY IS NOT SUITABLE FOR MORTGAGE PURPOSES. This deceptively spacious 7-bedroomed Victorian house is located just a few minutes' walk away from the 2-mile beach and affords unobstructed far-reaching views of the Firth of Forth from its top floor. The property is sure to appeal to purchasers of all age groups seeking a character home and who are prepared to carry out extensive modernisation and repairs (which have already been factored into the valuation figure). There is potential for sub division (subject to necessary consents) as others similar within the same terrace have done. The property has a good ceiling height and retains some traditional features including cornicing and a spindled staircase. Extremely flexible accommodation (207 sqm) is arranged over three floors and it was once even used as a guest house. The classic entrance vestibule opens into a hallway which has staircases connecting to both the lower and upper floors. A classic and elegant public room is positioned to the front of the building with a typical bay window formation. Also on the ground floor are 2 bedrooms (one en-suite) plus a shower room featuring a disability shower, wash basin and W.C. Upstairs are four further bedrooms (two en suite and with sea views) and the bathroom with a skylight. The full-height lower level offers a further bedroom along with an open-plan fitted kitchen/dining room from which modern full-width patio doors open out to the enclosed rear garden.





### Central Heating and Double Glazing

There is gas central heating operated by a modern boiler and a mixture of double glazing.

### Garden

There is a small front garden and walled rear garden which has access to a shared lane.

### Location

Number 48a is quite literally just a few yards away from the end of the promenade and beach. Joppa Road forms part of the coastal route from Portobello to Musselburgh along which frequent bus services operate (numbers 26 and 41). Edinburgh's 'seaside' is a very popular location being close to attractive open countryside, coastal walk ways and golf courses. The extensive shopping park at Fort Kinnaird, health services, golf courses and modern swim centre are all within very easy reach. The A1 and other major road networks are readily accessible whilst neighbouring Brunstane has a rail station with services into the City Centre (6 miles). There are local schools including Portobello High School.

### Extras

The kitchen appliances are included in the sale price.

### Valuation

The property will be valued by surveyors at £525,000 only once wall ties are fitted as recommended by the Structural Engineer (estimated at £10,000). This figure reflects its current condition and requirement for total improvements. The Home Report is available via the ESPC web site.

### Council Tax and Energy Performance certificate

The EPC rating is D and it lies in Council Tax band F.

### Viewing

Viewing is by appointment with the Agent - telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





48A JOPPA ROAD, JOPPA, PORTOBELLO, EDINBURGH EH15 2ET  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,239 SQ FT / 207 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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