



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

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# "Joppa Terrace is a beautifully presented upper flat with a private ground floor entrance and enclosed rear garden"

- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (SINGLE)
- GAS CENTRAL HEATING
- PRIVATE GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TOWERBANK CATCHMENT AREA

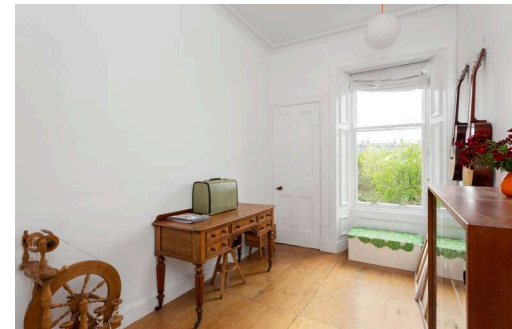




## LOCATION

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. 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 (Jewel & Esk Campus) 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.



## DESCRIPTION

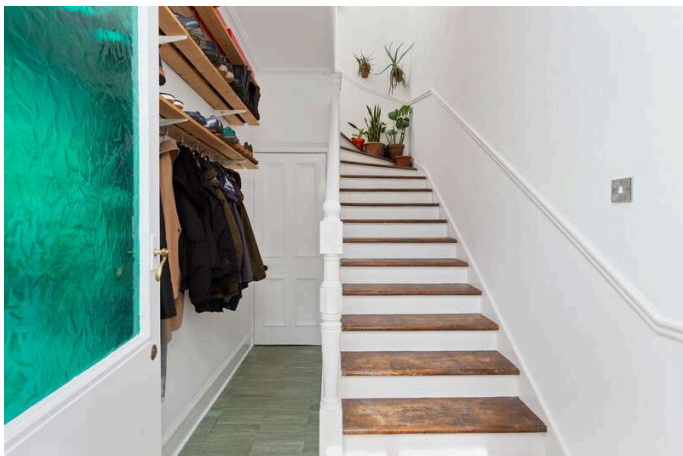
Joppa Terrace is a beautifully presented 3 bedroom upper flat with a private ground floor entrance and enclosed rear garden which is accessed via a secure shared hallway. This bright and spacious property is situated on a quiet residential street, ideally positioned to take advantage of the excellent amenities on offer at nearby Portobello High Street, including the beach and promenade. The accommodation, which is of move-in condition, comprises: entrance vestibule; hall with secure access to the rear garden; stair to upper landing with cupola providing abundant natural light; impressive living room with bay window, feature fireplace, shelved recess and ornate corning; kitchen diner with utility room off; rear facing double bedroom 1; front facing double bedroom 2, front facing single bedroom 3 and a family bathroom with shower over bath. Further benefits of this property include: gas central heating; private garden; unrestricted street parking available to the front and located within the Towerbank Primary School catchment area. EPC Rating D.

## COUNCIL TAX

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



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