



23 Joppa Grove
Edinburgh, EH15 2HX

A

"23 Joppa Grove is a superb 2 bedroom upper villa, situated on a quiet residential street"

- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- FRONT & SIDE GARDENS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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. Historic 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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C,



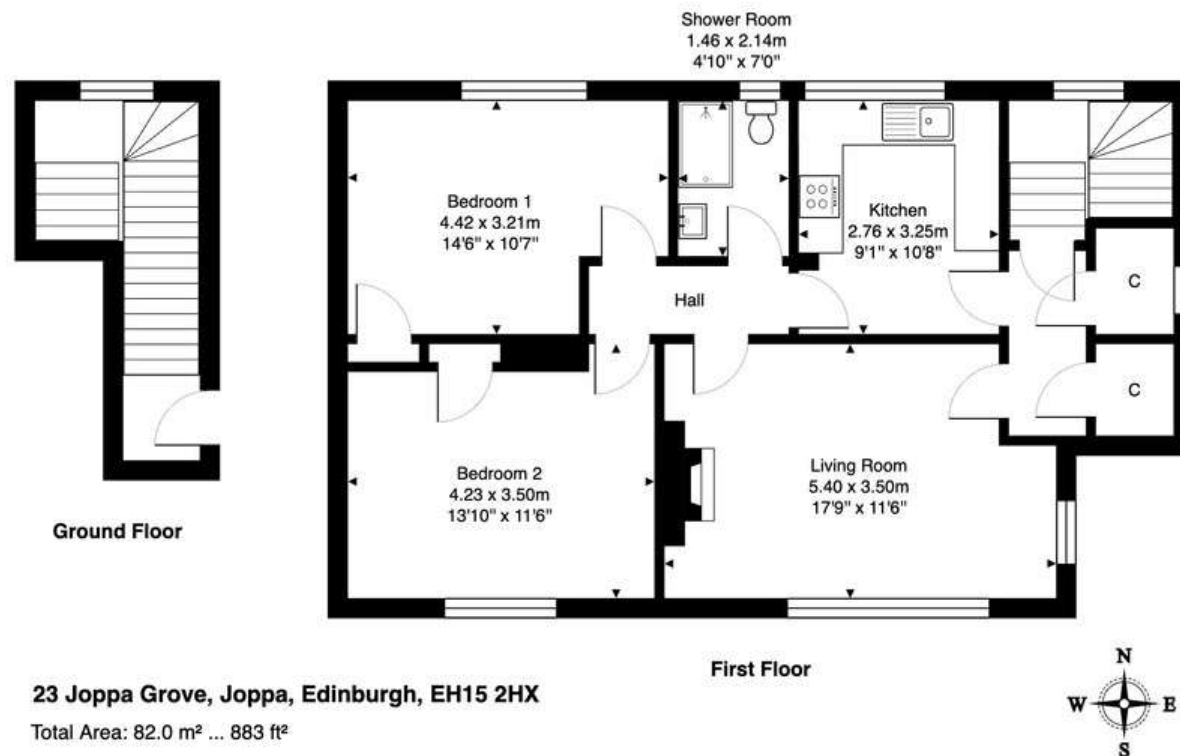
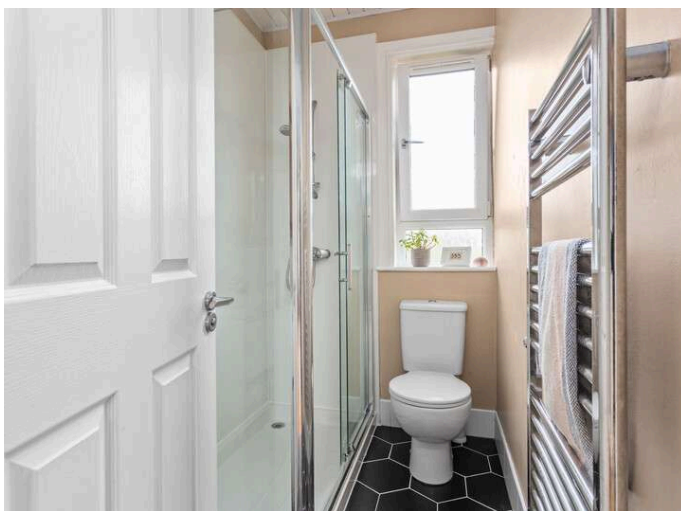
DESCRIPTION

Joppa Grove is a superb 2 bedroom upper 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: ground floor main door entrance with vestibule and carpeted staircase leading to upper landing with cupboard space; bright and spacious living room diner with gas fire, sanded floor boards and lovely aspect over Joppa Tennis Courts; kitchen with ample floor and wall mounted storage units and northerly aspects of the Firth of Forth; double bedroom with cupboard space and sanded floor boards; double bedroom 2 with cupboard space and sanded floor boards; fitted shower room with mains fed shower and partially floored attic space. Externally, there is a private, gated driveway and beautiful garden grounds situated to the front and side of the house. The side garden is fully enclosed and mainly laid to lawn with a patio area and large shed to be included in the sale. Further benefits include gas central heating, double glazed windows and unrestricted on-street parking. White goods are included in the sale.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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