



1A Ashton Villas
Edinburgh, EH15 2QP

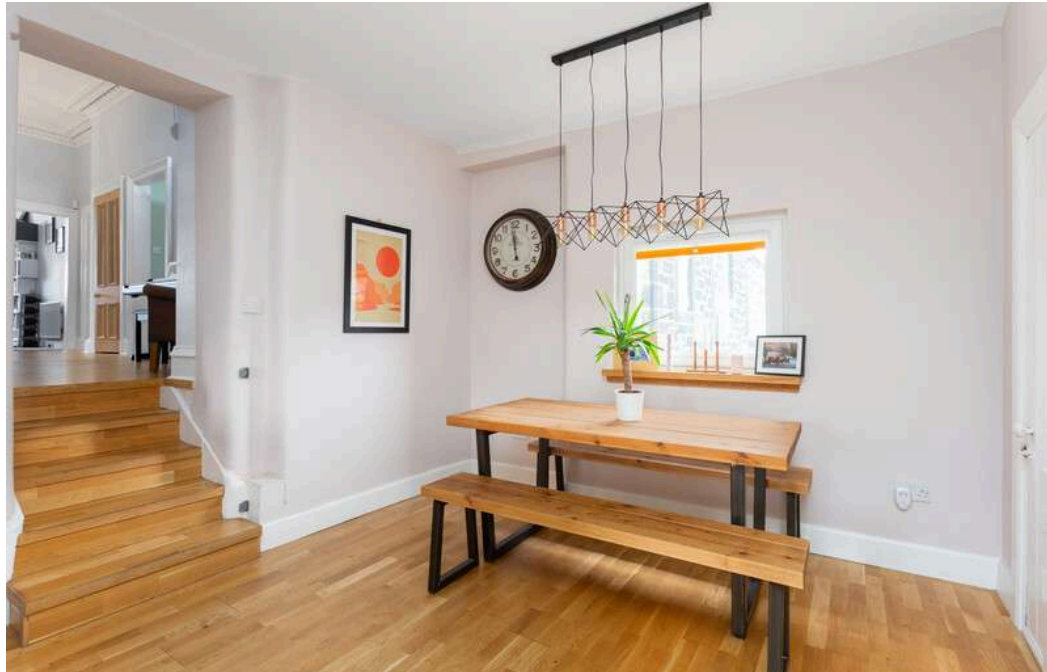


"1a Ashton Villas is a rarely available and wonderfully presented traditional upper villa"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR/STUDY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- REGULAR 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. 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 complementing those on the nearby High Street. Sea swimming has become an increasingly popular year round activity.

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



DESCRIPTION

1a Ashton Villas is a rarely available and wonderfully presented traditional upper villa offered to the market in genuine move-in condition. It is seldom that period features combine so well with a contemporary feel, however this has been achieved flawlessly. The accommodation comprises: entrance with carpeted staircase leading to the grand, welcoming hallway with beautiful detailed cornice; bright and spacious bay windowed living room with stove and ornate cornicing; modern kitchen/dining room with breakfast bar and ample floor and wall mounted storage cupboards; generous, front facing double bedroom 1 with cupboard space; rear facing double bedroom 2 with cupboard space; double bedroom 3; versatile bedroom 4, currently used as a home office; contemporary family bathroom with shower over bath; utility room housing a new combi boiler and a large walk-in storage cupboard which completes the accommodation on offer. Externally, there is a private west facing garden which has been beautifully maintained and offers a fantastic space for enjoying the best of the summer weather. Further benefits include gas central heating; double glazing; unrestricted street parking; excellent local amenities; regular transport links with Brunstane Station a short walk away with frequent trains to Waverly Station (approx. 7 minutes journey) and Tweedbank in the Borders, easy access to the A1, City Bypass and beyond.

The energy efficiency rating for this property is band D





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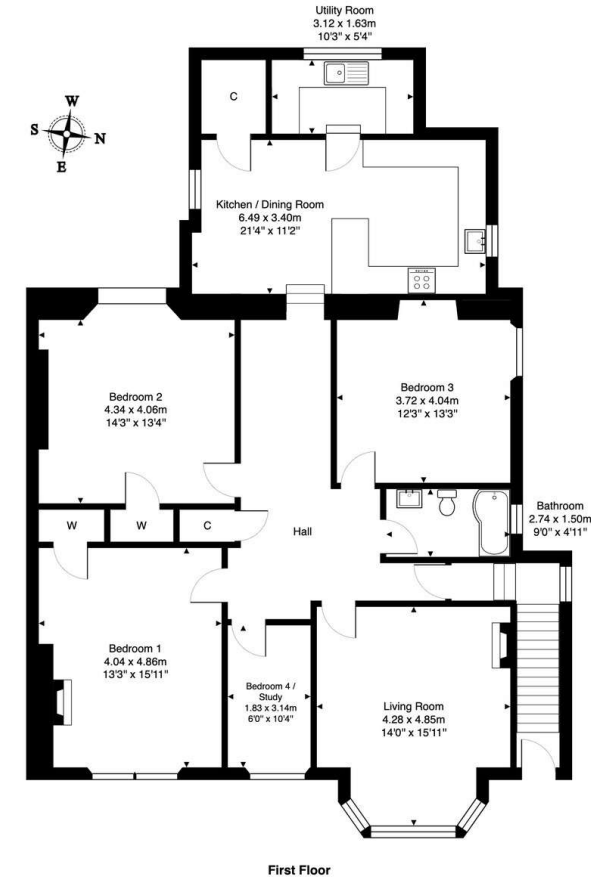
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 145.4 m² ... 1565 ft²

All measurements are approximate and for display purposes only



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