

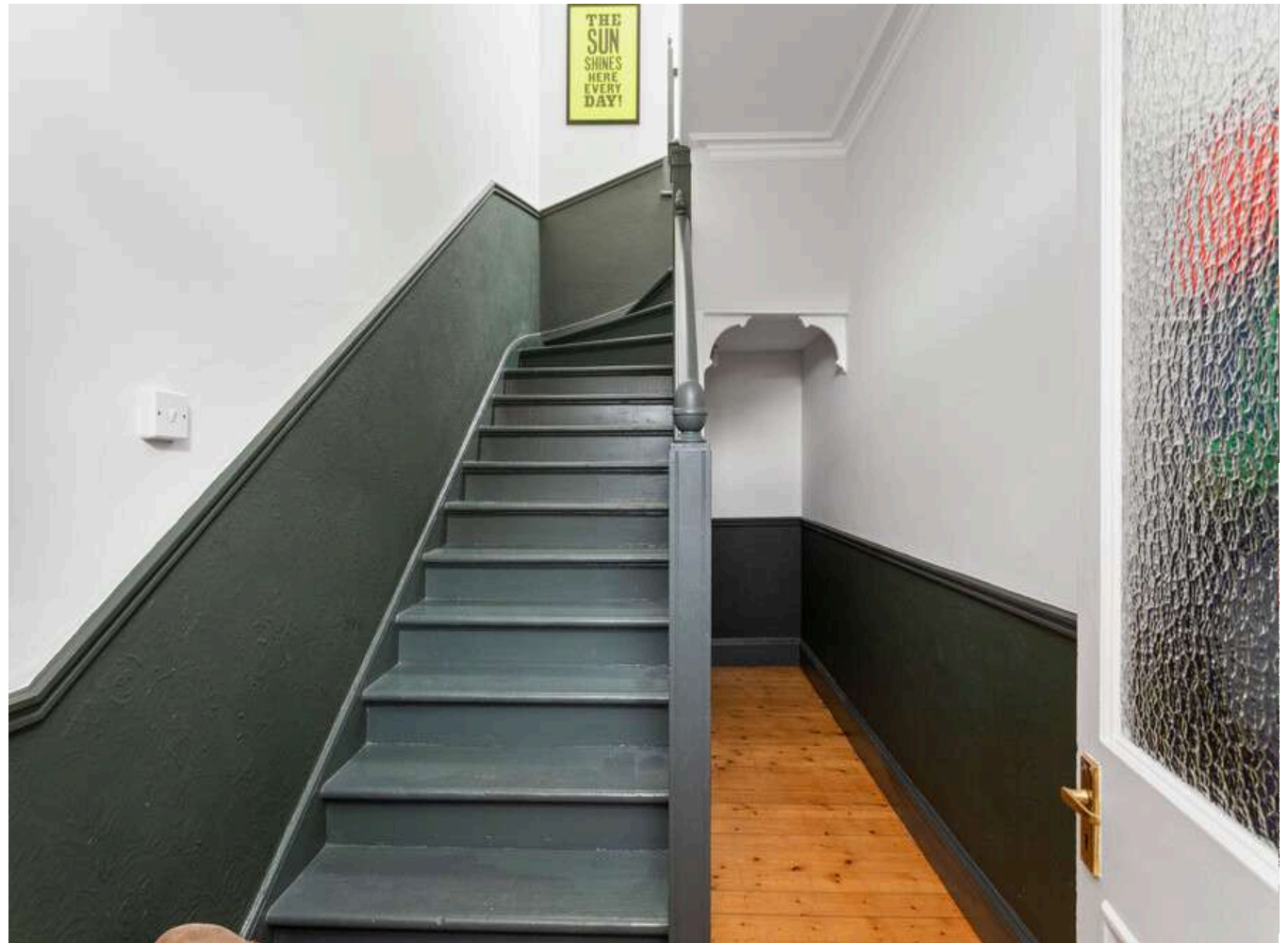


**7 Joppa Terrace**  
Edinburgh, EH15 2HY

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# "7 Joppa Terrace is a tastefully decorated 2 bedroom upper flat with a private ground floor entrance"

- ENTRANCE VESTIBULE
- HALLWAY
- UPPER LANDING
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- STUDY/HOME OFFICE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- UNRESTRICTED ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





7 Joppa Terrace, Joppa, Edinburgh, EH15 2HY





## 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, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, Puregym, 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.

## COUNCIL TAX

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



## DESCRIPTION

7 Joppa Terrace is a tastefully decorated 2 bedroom upper flat with a private ground floor entrance paved with beautiful encaustic tiles. 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 comprises: entrance vestibule; hall with secure access to rear garden and stairs to upper landing; impressive bay windowed living room with ornate cornicing, feature fireplace and shelved recess; kitchen/dining room with stylish fitted units and quality hard wood worktops and large enough to accommodate a table and chairs seating 6 with good sized utility room off; two double bedrooms; study/home office and a three piece bathroom with shower over the bath.

Further benefits include: gas central heating, double glazing; enclosed rear garden mainly paved and laid to lawn with mature borders of shrubs and plants; unrestricted on street parking, good local amenities and excellent transport links.

## EPC RATING

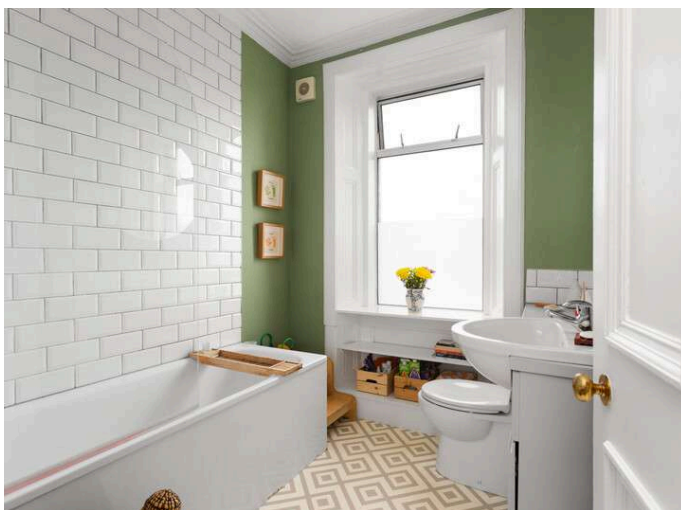
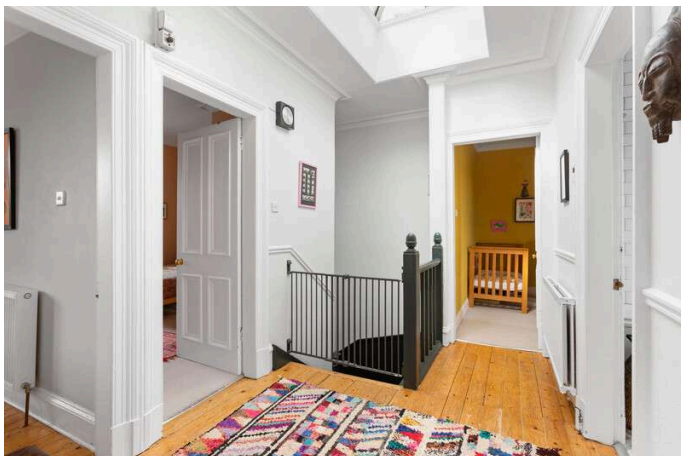
The energy efficiency rating for this property is band D.





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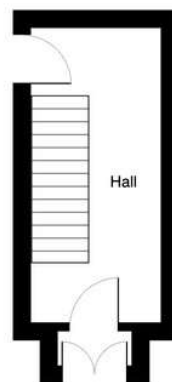
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



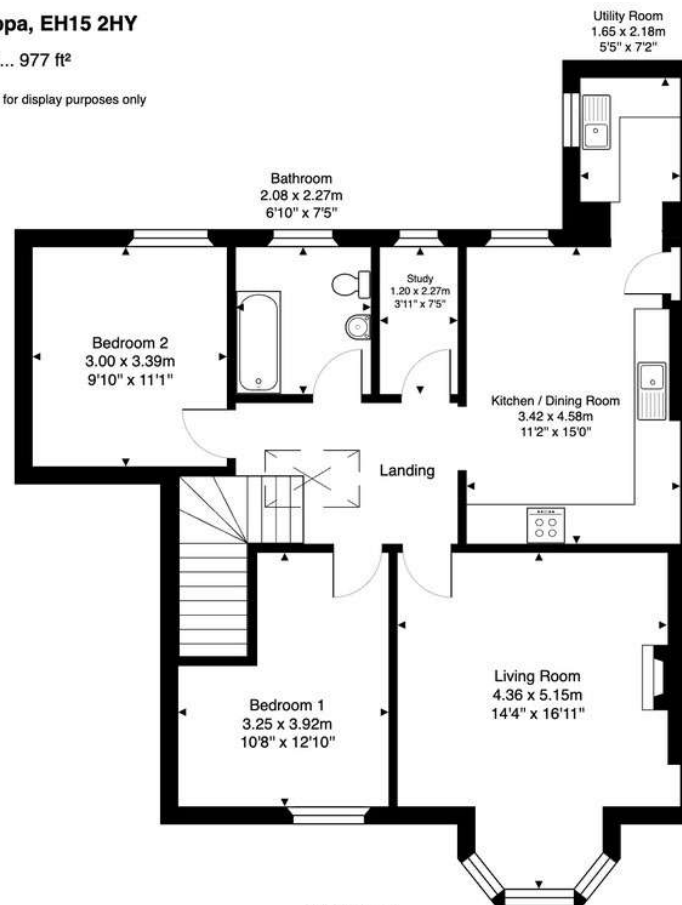
**7 Joppa Terrace, Joppa, EH15 2HY**

Total Area: 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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 Edinburgh, EH15 2AT  
 T: 0131 669 2121  
 Fraser Falconer - 07825 951348  
 admin@annan.co.uk



**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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