

COULTERS[©]

51 ARGYLE CRESCENT

JOPPA, EDINBURGH, EH15 2QE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A charming and spacious two-bedroom lower villa located on a quiet residential street within the popular area of Joppa.

The accommodation comprises a vestibule, hall, kitchen come dining room, living room with wood burner, bathroom with bath and overhead shower and two large double bedrooms one of which has a bay window.

KEY FEATURES



Charming lower villa.



Two generous double bedrooms.



Private front and rear garden.



On street parking.

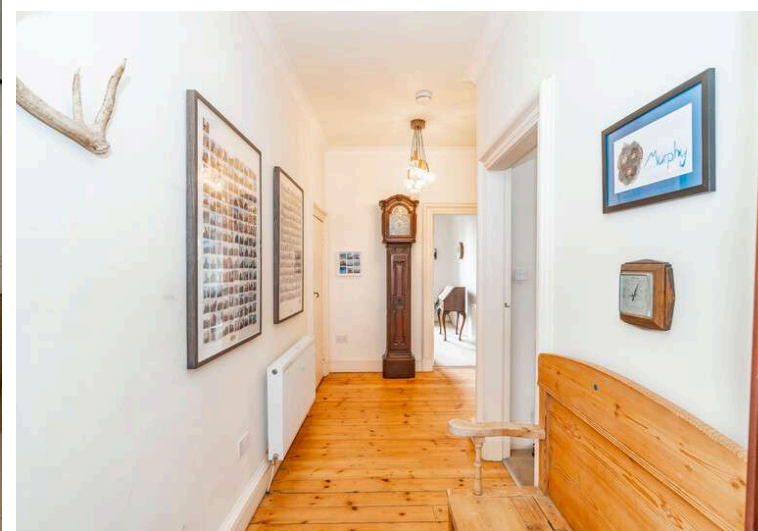


Within a short walk of Portobello.



Excellent local amenities nearby.





The kitchen has traditional fitted kitchen units with integrated appliances and space for a dining table and a back door leading to the private rear garden.

Externally, the south facing rear garden comprise a paved seating area, flat lawn area and shed. To the front of the lower villa, there are surrounding flowerbeds and a secure gate leading to the garden at the back of the property.

The property benefits from gas central heating, double glazing and on street parking.



THE LOCAL AREA

Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and a number of lovely local parks. The Fort Retail Park, which offers a wide selection of high street shops, is within a short drive.

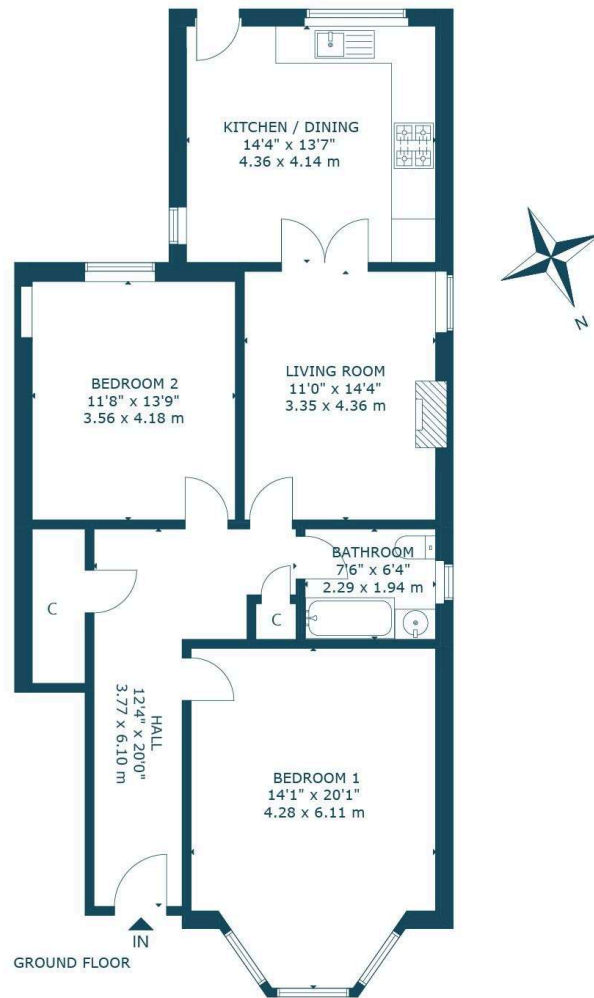
The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







51 ARGYLE CRESCENT, JOPPA, EDINBURGH, EH15 2QE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,048 SQ FT / 96 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.