

COULTERS<sup>©</sup>

# 58/2 JOPPA ROAD

JOPPA, EH15 2ET

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

58/2 Joppa Road is a desirable two bedroom upper villa located in the heart of Joppa and stone throwaway from Portobello Beach and High Street and boasts fantastic sea views.

The property displays a fine balance of original features such as cornicing and updated modern touches.

## KEY FEATURES



Spacious upper villa.



Two double bedrooms.



Portobello Beach on its doorstep.



On street parking.



Within a short walk of Portobello High Street.



Excellent local amenities nearby.





The spacious accommodation comprises; a bright and welcoming hall way with large skylight located at the top of the stairs; sitting room with bay window and charming original features; a modern kitchen with sea views and a range of wall and mounted cupboards and integrated appliance; two double bedrooms and a three piece suite bathroom with bath and overhead shower completes the accommodation.

The property further benefits from, double glazing and gas central heating.





## 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.

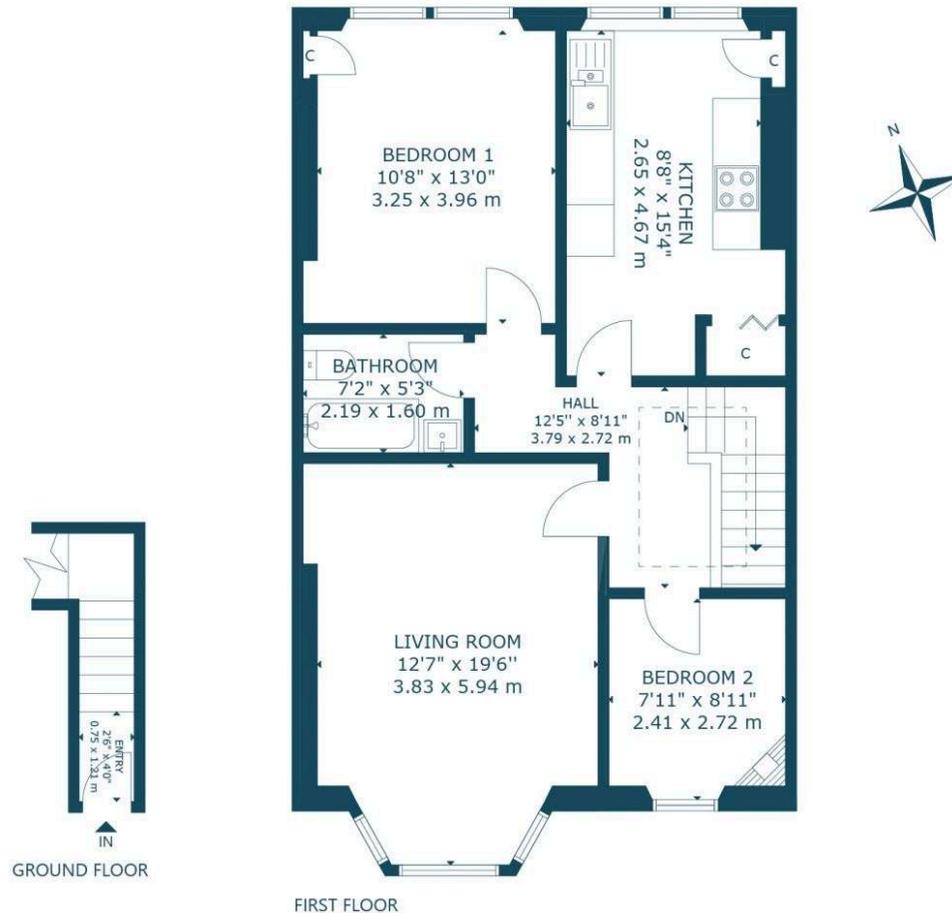
The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

## EXTRAS

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







58/2 JOPPA ROAD, JOPPA, EH15 2ET  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 806 SQ FT / 75 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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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.