



5/3 Joppa Station Place
Edinburgh, EH15 2QU

A

"5/3 Joppa Station Place is a bright and spacious, first floor flat, set to the rear of a quiet sought after development."

- SECURE DOOR ENTRY SYSTEM
- WELL MAINTAINED STAIRWELL
- LIFT ACCESS
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED PARKING
- GOOD LOCAL AMNITIES









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 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

5/3 Joppa Station Place is a bright and spacious, first floor flat, set to the rear of a quiet sought after development.

Entered by a secure door entry system, the property can be reached via a tidy stair well or a useful lift.

In move in condition, the accommodation comprises: expansive hallway with two deep cupboards off; living room with fireplace with electric fire and bay windows; dining kitchen with large window; double bedroom one with built-in-wardrobe and ensuite off; double bedroom two with built-in-wardrobe; bathroom with shower over bath and accessed via French doors is a recessed balcony overlooking the rear secluded gardens.

Further benefits are double glazing, gas central heating, lift, quality laminate flooring, fresh decoration, unrestricted parking, well maintain grounds with a courtyard, great local amenities, short walk to Brunstane Station and easy access onto A1 and beyond.

EPC RATING

The energy efficiency rating for this property is band B



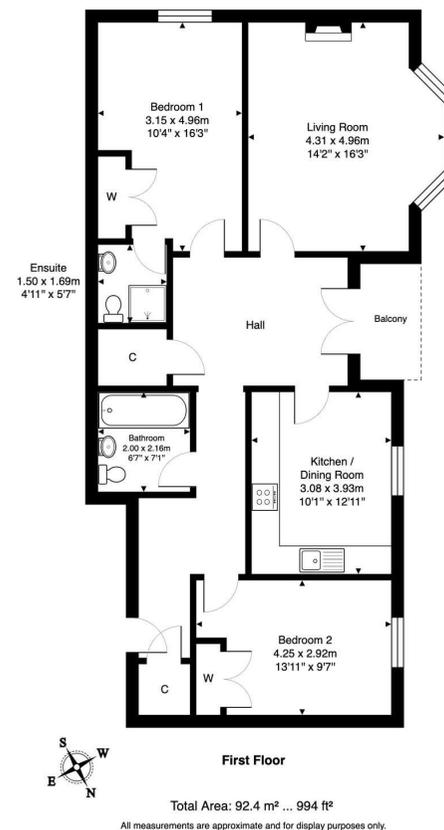


5/3 Joppa Station Place, Joppa, Edinburgh, EH15 2QU

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



5/3 Joppa Station Place, Joppa, EH15 2QU



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

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.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565