




Offers Over
£370,000

2A St Mary's Place

Joppa | Edinburgh | EH15 2QF

An exceptionally appealing upper villa, forming part of a charming double fronted period building and enjoying a superb coastal location in Edinburgh's picturesque Joppa area. The property is situated within easy walking distance of Portobello's iconic promenade and high street and has been upgraded/modernised to an exacting standard throughout.

-  2 bedroom
-  2 public room
-  1 bathroom
-  On-street free parking
-  EPC rating – D
-  Council tax band - E

Extras

All blinds, light fittings and integrated appliances will be included.

Parking

Ample unrestricted on-street parking is available on St Mary's Place and on some of the neighbouring roads.

Viewing

By appointment through Neilsons (0131 625 2222).





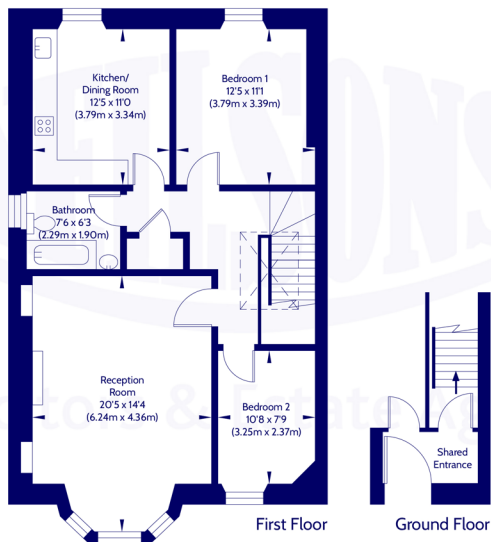
Location

The property is located in the charming residential area of Joppa, moments from neighbouring Portobello and its famous beach and promenade. The high street offers a good choice of specialist shops, cafes and bars and there is a large Aldi and Sainsbury's Local within close proximity. There are an abundance of leisure facilities in the area including Portobello Leisure Centre with swimming pool, Portobello and Musselburgh Golf Courses, Portobello Sailing, Kayaking and Rowing Club, Joppa tennis courts along with an excellent selection of bars and restaurant and of course beautiful promenade walks along the waterfront. Regular bus services including express services operate to and from the City Centre and surrounding areas and the city bypass is within easy reach, linking the main Scottish motorway network system.





Approx. Gross Internal Floor Area 85 Sq M / 915 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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