

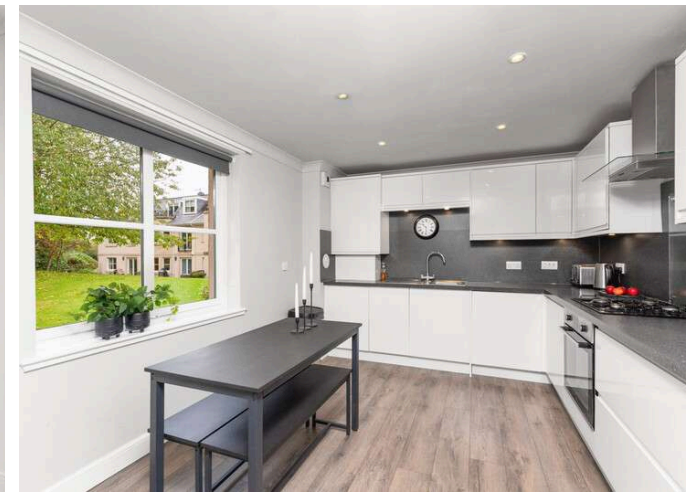


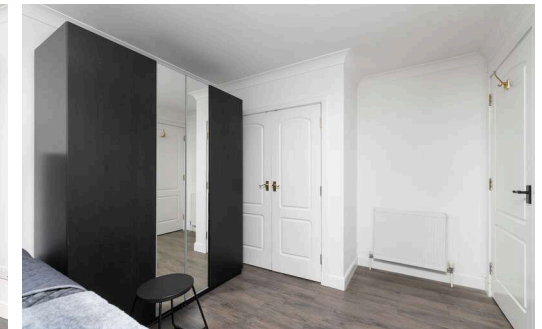
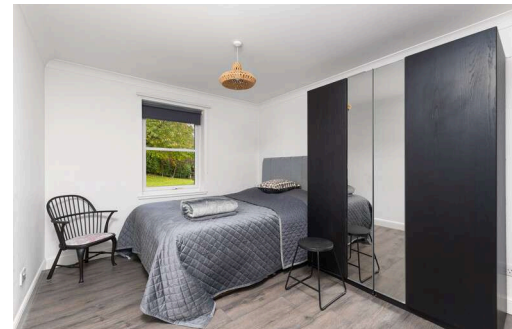
5/1 Joppa Station Place
Edinburgh, EH15 2QU

A

"5/1 Joppa Station Place is a spacious two bedroom ground floor flat set within a quiet sought after development"

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- LANDSCAPED COMMUNAL GARDENS
- RESIDENTS CAR PARK
- FACTORED DEVELOPMENT
- EXCELLENT LOCAL AMENITIES
- SHORT WALK TO BEACH
- GREAT TRANSPORT LINKS





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

5/1 Joppa Station Place is a spacious two bedroom ground floor flat set within a quiet sought after development with beautiful landscaped communal grounds located in the popular Joppa district.

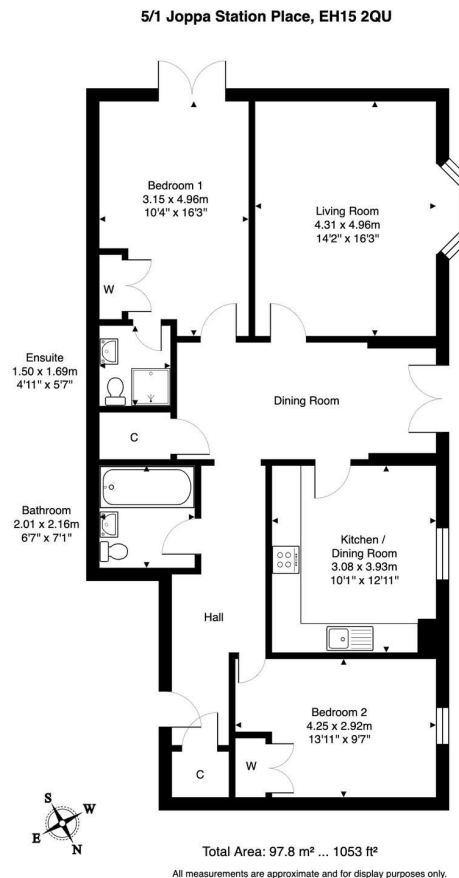
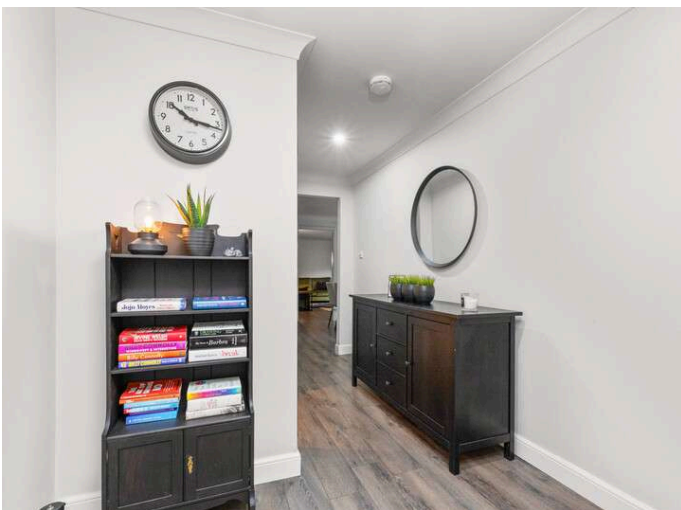
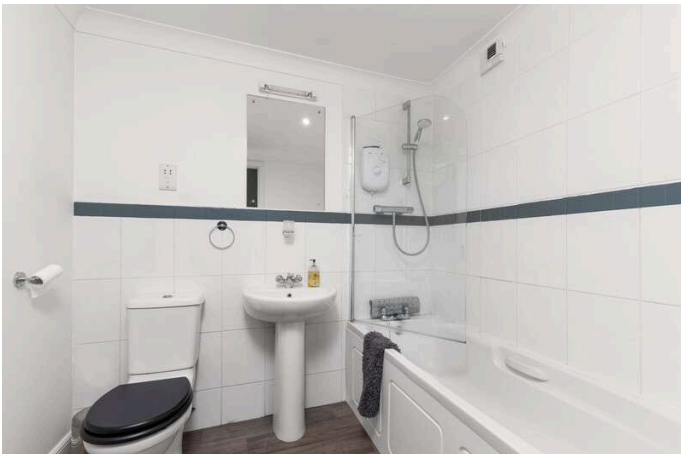
Entered through a well maintained stair, via secure door entry system, the immaculate accommodation comprises: welcoming hallway with cupboard off, leading through to dining area with access to tranquil patio area and well manicured grounds laid to lawn; generous living room with bay window, allowing natural daylight to flood in; modern kitchen diner with integrated appliances and large window overlooking grounds; well proportioned double bedroom 1 with built-in wardrobe, modern ensuite shower room with electric shower and access to communal garden; double bedroom 2 with built-in wardrobe and contemporary bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; tastefully decorated throughout; factored development; residents parking; excellent local amenities; great transport links including short walk to Brunstane station and easy access to A1.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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