



**4/6 Arran Place**  
Edinburgh, EH15 2DU



# *"4/6 Arran Place is a beautifully presented one-bedroom top floor flat located within the desirable Joppa area"*

- COMMUNAL STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- FANTASTIC OUTLOOK
- CLOSE TO BEACH





## LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and 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 Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and golf courses.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



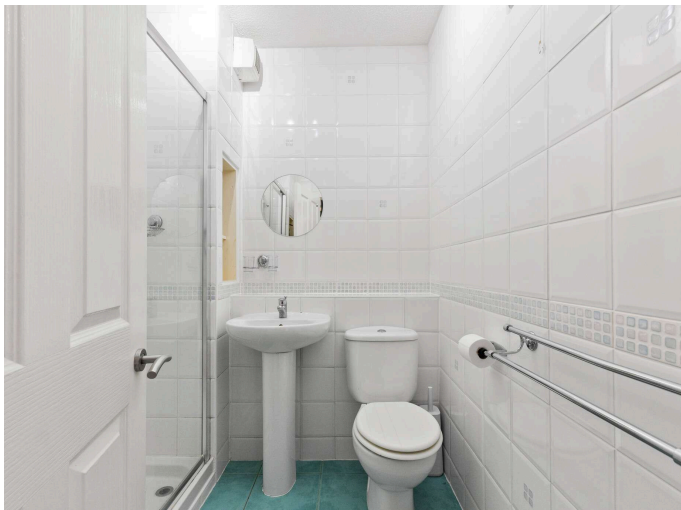
## DESCRIPTION

4/6 Arran Place is a beautifully presented one-bedroom top floor flat located within the desirable Joppa area. The accommodation, which is in move in condition, is entered via a communal stairwell and comprises: entrance hallway with storage cupboard off; living room offering stunning sea views; well equipped kitchen; double bedroom which again features beautiful sea views in addition to a built-in wardrobe; and shower room with WC. Further benefits include: double glazed windows throughout; electric heating; communal garden grounds; and residents' car parking.

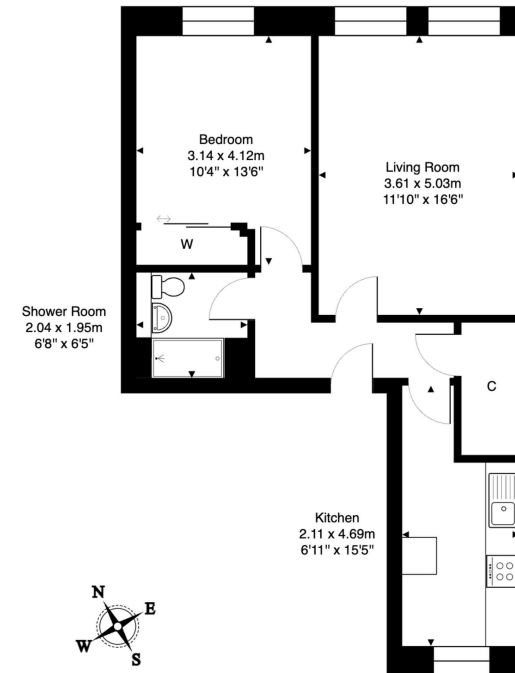
## EPC RATING

The energy efficiency rating for this property is band E

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.



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Second Floor

Total Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**A** ANNAN  
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espc

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