



79 Joppa Road
Edinburgh, EH15 2HB

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"79 Joppa Road is a two bed mid terraced house located in the scenic Joppa area of Edinburgh"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS SHOWER ROOM
- EXTERNAL STUDY/OFFICE ROOM
- PRIVATE REAR GARDEN
- UNRESTRICTED ON STREET PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS









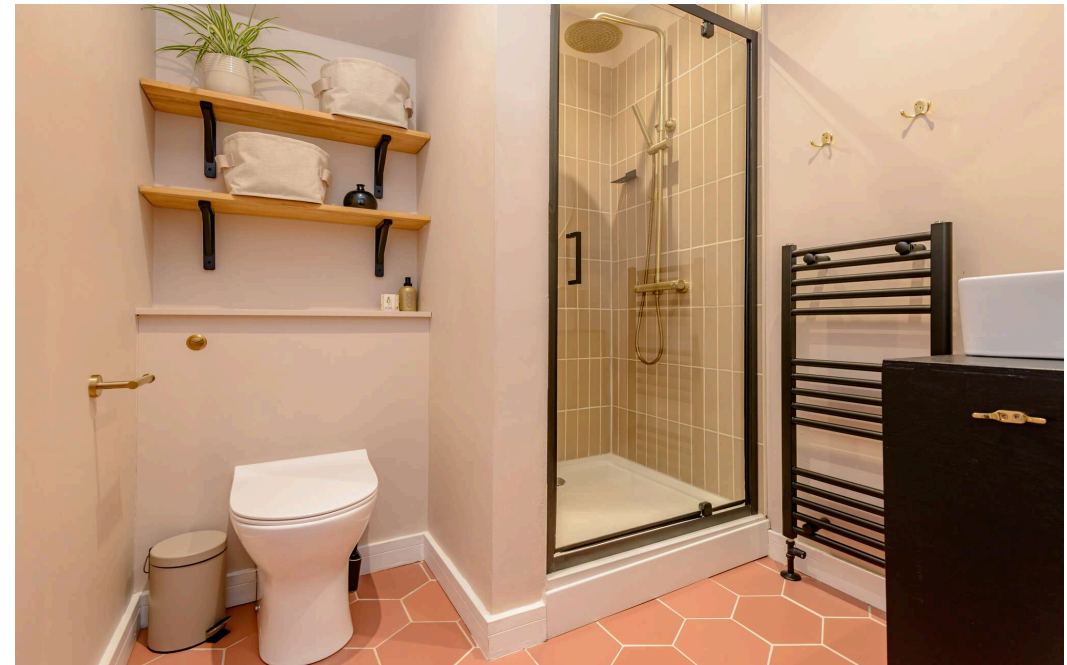
LOCATION

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 and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaid 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 Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and newly installed Padel courts. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. Sea swimming has become an increasingly popular year round activity.

COUNCIL TAX

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



DESCRIPTION

79 Joppa Road is a two bed mid terraced house located in the scenic Joppa area of Edinburgh which lies to the east of the city centre. The property is a close to the beach and has benefitted from upgrading and excellent renovation throughout.

The accommodation comprises: entrance vestibule leading to hallway with stairs to upper level; open plan living/dining/kitchen with feature skylight letting in an abundance of light. The fitted kitchen has integrated appliances and access to decking and rear garden; double bedroom on ground level; shower room with WC, wash hand basin and shower cubicle; second bedroom on upper level with en-suite shower room.

Further benefits include on-street parking, enclosed private rear garden, external storeroom which acts as an office/study and gas central heating.

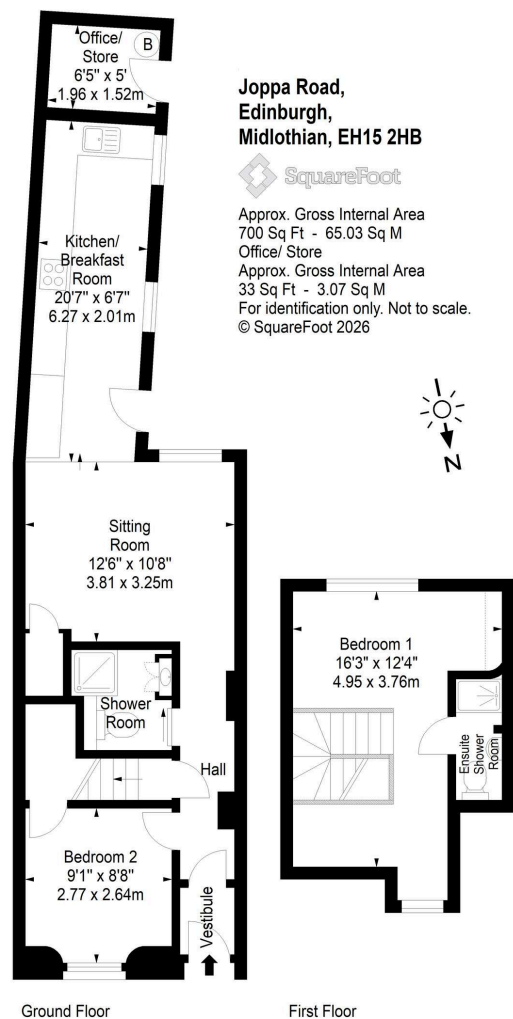
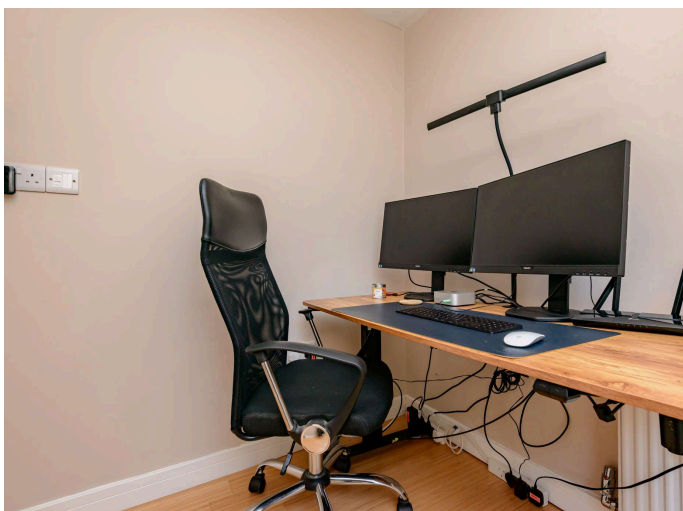
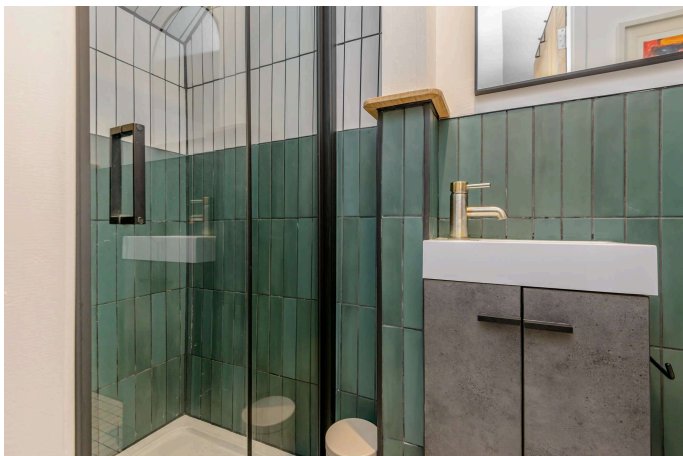
EPC RATING

The energy efficiency rating for this property is band C





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