



# 89B JOPPA ROAD

JOPPA, EDINBURGH, EH15 2HB

3 BED 2 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

Situated in the desirable coastal suburb of Joppa, this exceptional upper villa offers stylish and versatile accommodation arranged over three levels, combining generous proportions with an enviable seaside setting. Beautifully positioned and thoughtfully designed, the property enjoys an abundance of natural light throughout, creating a wonderfully bright and airy atmosphere that enhances the sense of space in every room.

The heart of the home is a spacious open plan kitchen, dining and sitting room, perfectly suited to both relaxed everyday living and entertaining. Flooded with light and enjoying an open outlook, this impressive living space feels welcoming and uplifting. Doors lead directly onto a private balcony where breathtaking panoramic sea views provide a spectacular backdrop, offering the perfect spot to unwind and take in the coastal surroundings.

## KEY FEATURES



Exceptional upper villa positioned over three levels.



Private balcony.



Exceptional panoramic views over The Forth of Firth.



EPC Rating - B



Four double bedrooms.



Allocated car parking space.



Within a short stroll of Portobello amenities.



Council Tax Band - E



The property comprises three generous double bedrooms, including a well-appointed principal bedroom with a private en-suite, complemented by a stylish family bathroom featuring an overhead shower. All bedrooms are thoughtfully presented and enjoy excellent natural light, reinforcing the home's bright and welcoming ambience. Immaculately cared for throughout, the property is presented in superb move-in condition, allowing for immediate and effortless enjoyment.

Further benefits include an allocated car parking space and a highly desirable coastal location with excellent local amenities close at hand. This is a superb opportunity to acquire a stylish, light-filled home offering modern living in an outstanding setting.





## THE LOCAL AREA

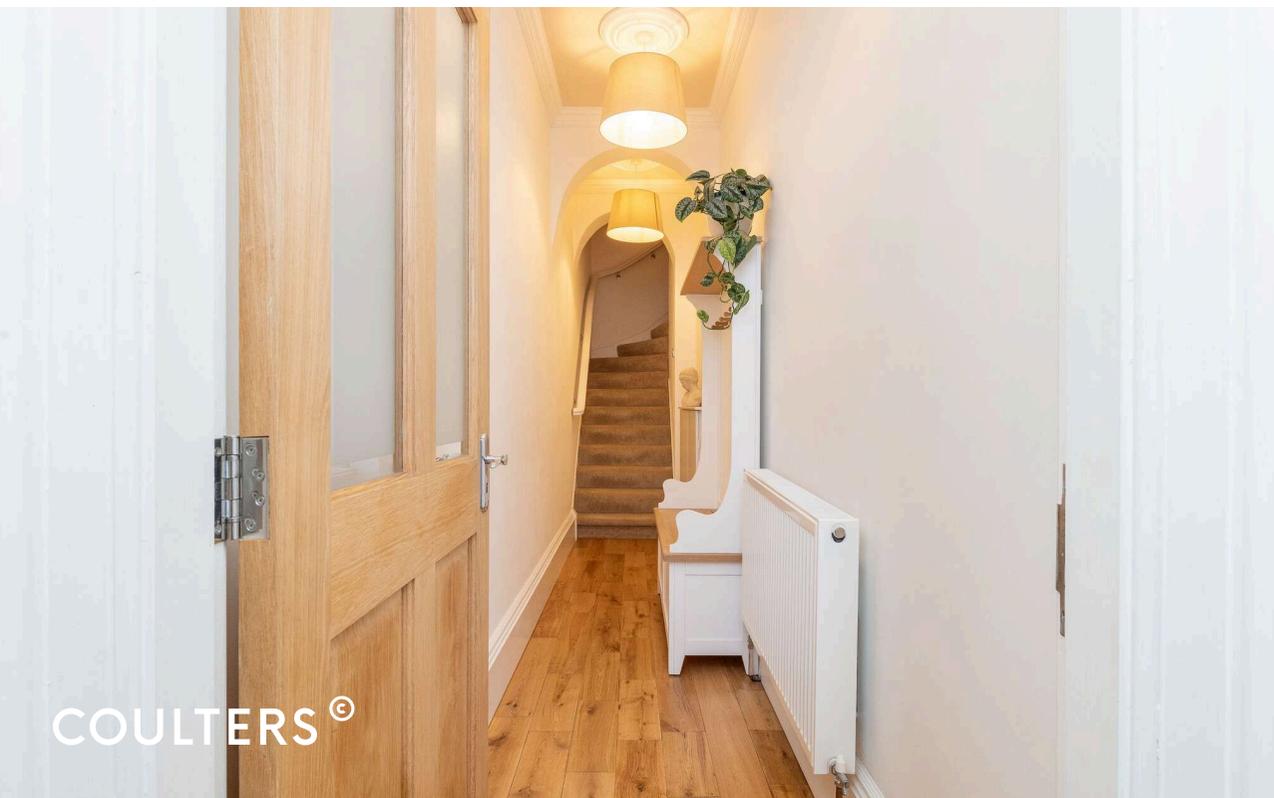
Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and a number of lovely local parks. The Fort Retail Park, which offers a wide selection of high street shops, is within a short drive.

The area has excellent transport links to the city with regular buses running along Seaview Terrace and Milton Road East. Brunstane Train Station can be reached within a 10-15 minute walk.

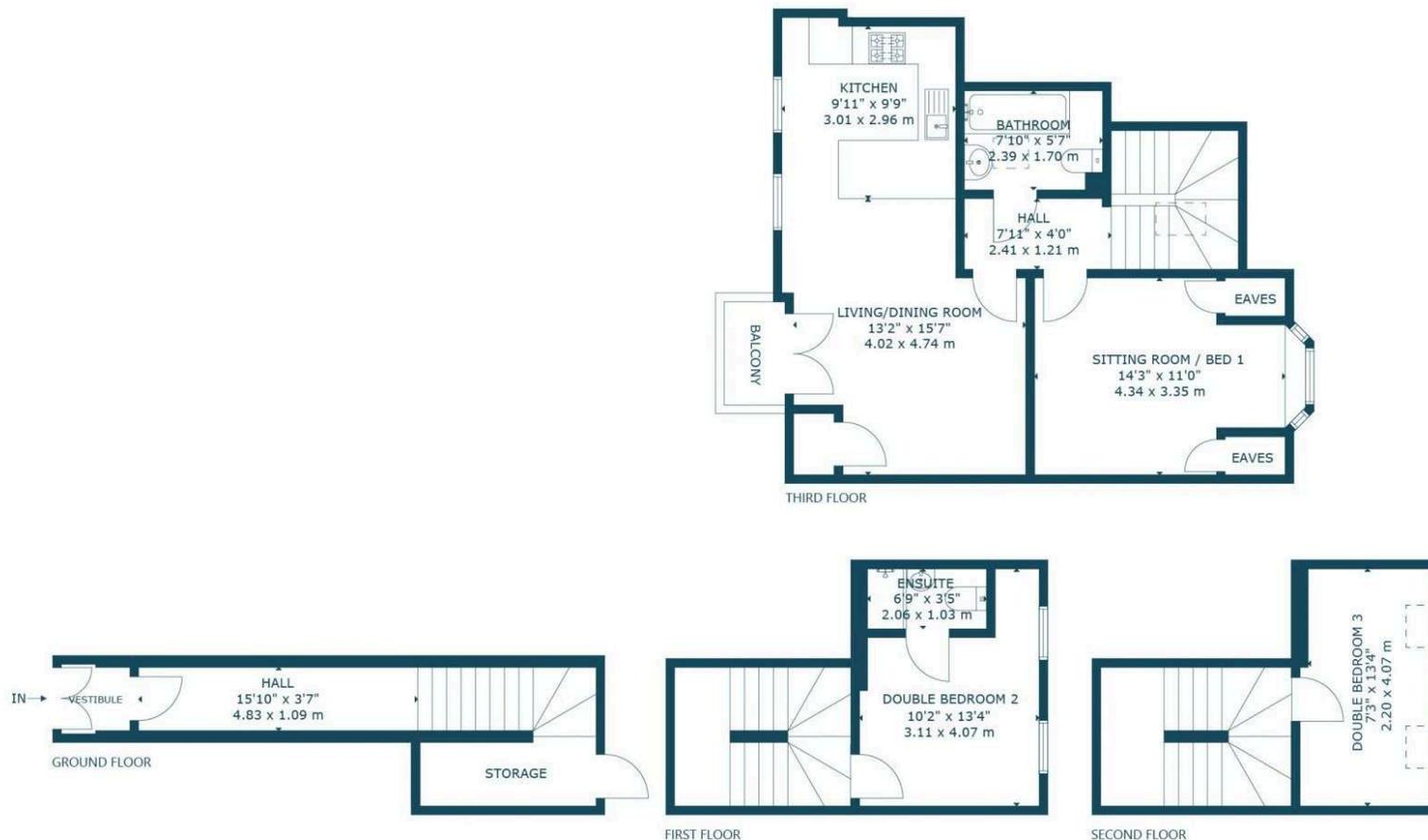
## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





COULTERS ©



89B JOPPA ROAD, EDINBURGH, EH15 2HB  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,168 SQ FT / 108 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.