



# 55 Joppa Road

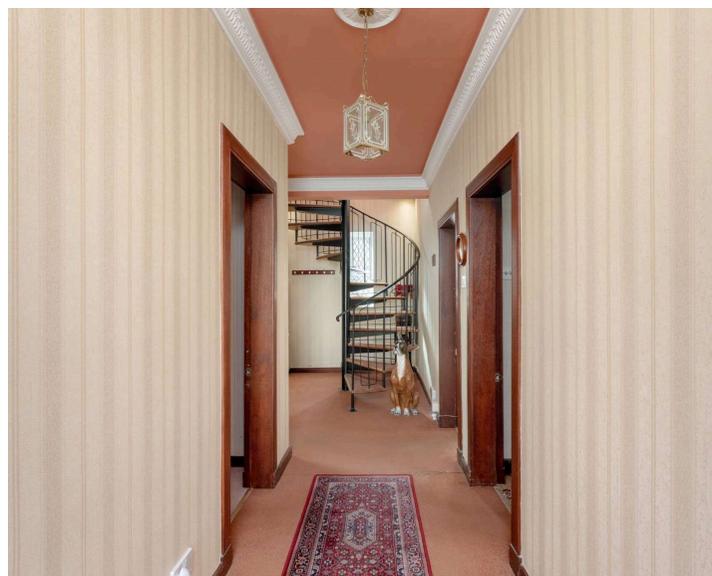
Joppa, Edinburgh, EH15 2HB





## Delightful terraced cottage with lovely south-facing rear garden

- Sitting Room
- Dining/Family Room
- Kitchen & Utility Room
- 3 double bedrooms
- Bathroom
- Highly sought after location
- Close to the beach
- Wonderful south facing garden
- On street parking
- Gas central heating & double glazing



Offers Over:

**£390,000**

 D  D  Freehold

Further information can be found in the home report.

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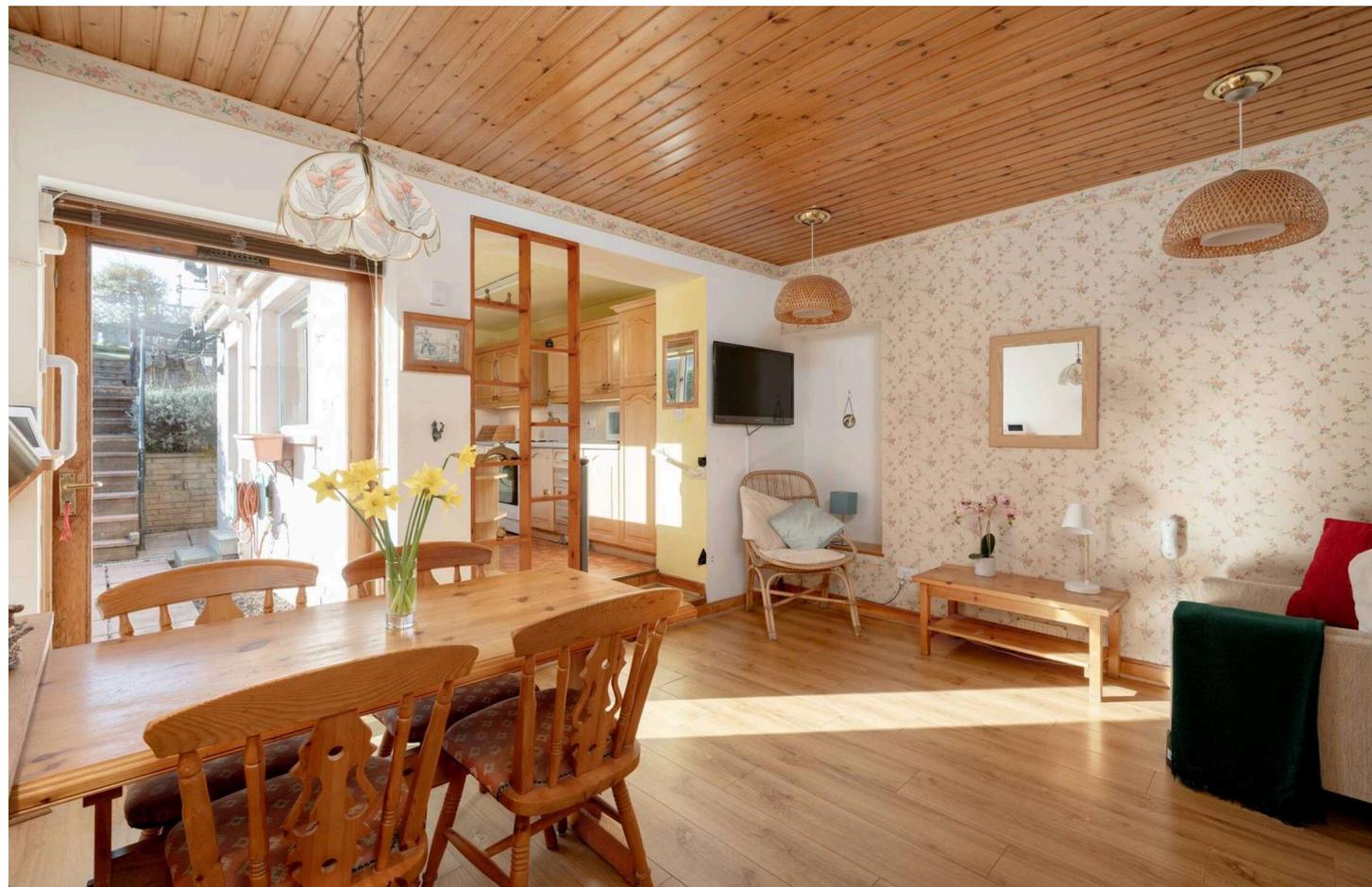
## 🏠 About the Property

55 Joppa Road is a delightful stone built terraced cottage located in the desirable seaside area of Joppa.

The property is a stone's throw from the beach and within walking distance of local amenities.

To the rear is a wonderful south-facing garden that has terraced areas, a large patio and a lovely pond feature.

The spacious interior now requires upgrading and modernisation but offers spacious and versatile accommodation with great potential to create a fabulous family home.

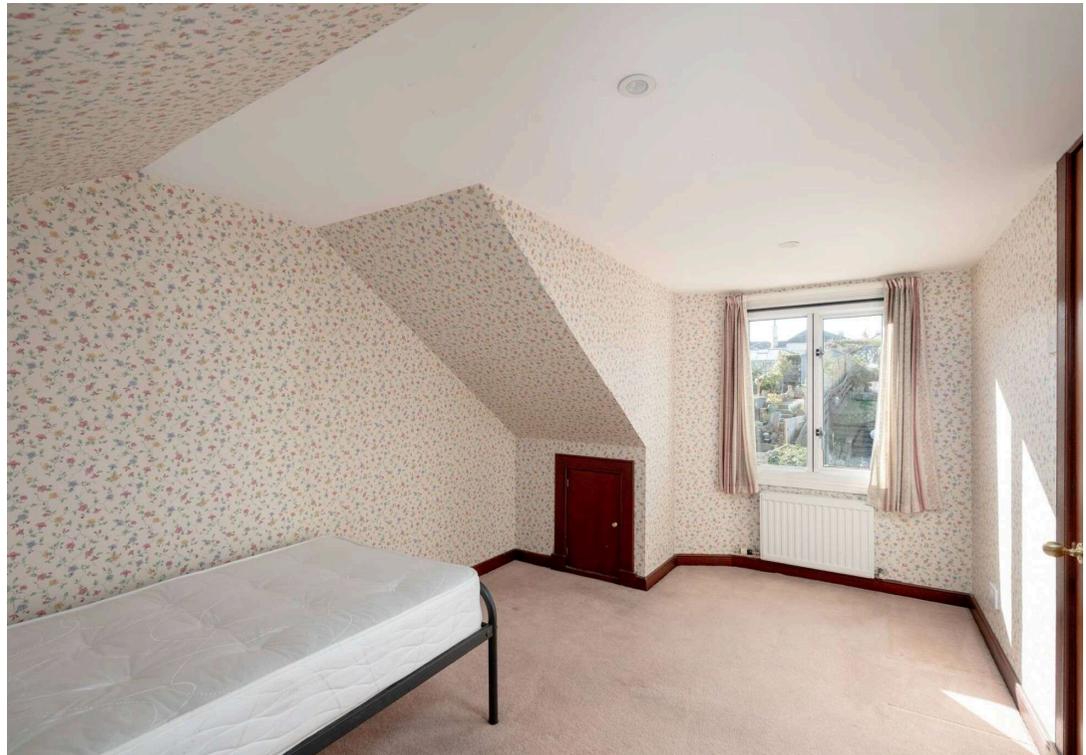
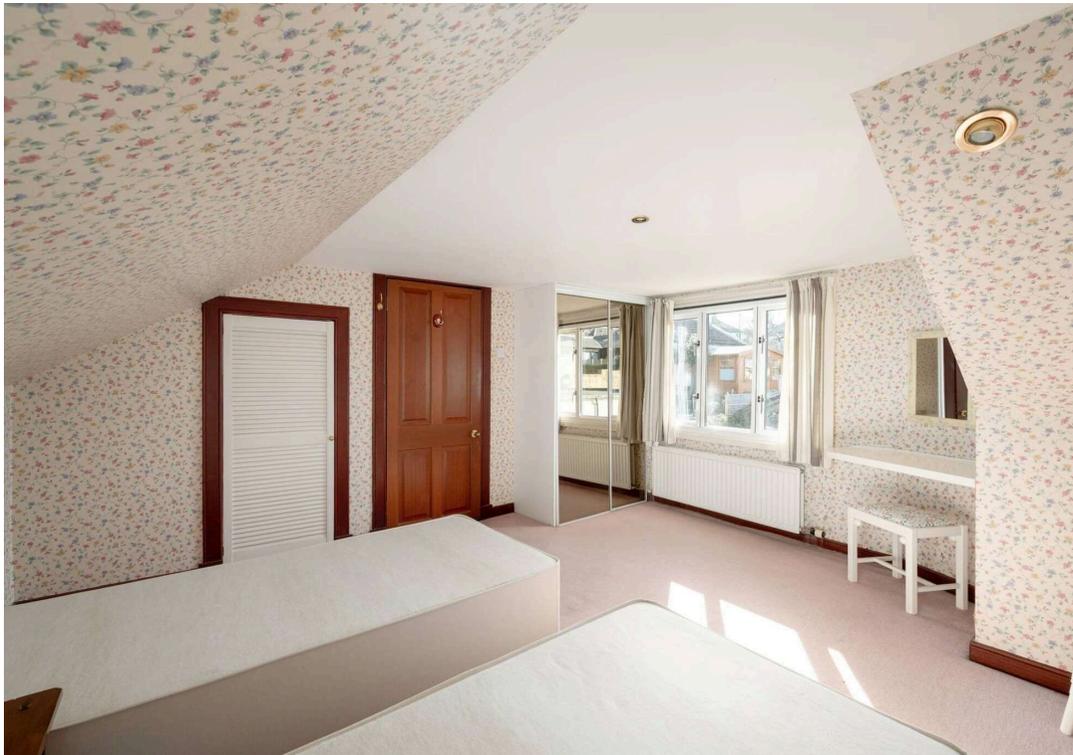




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## 📍 Location

Joppa is a residential suburb approximately 4 miles to the east of Edinburgh city centre. It neighbours Portobello with its Promenade, long sandy beach and an extensive range of cafes, restaurants, bars and boutique shops. For larger shopping requirements, Fort Kinnaird Retail Park is a short drive away. The parklands of Newhailes are also close at hand as are numerous golf courses and leisure activities including the refurbished Victorian swimming pool, gym and Turkish sauna, as well as sailing and kayaking clubs. Easy access to the city centre is provided by frequent bus services with Brunstnae Railway Station providing access to the North and South. Commuting advantages include rapid access to the A1, the City Bypass and the motorway network of Central Scotland. Excellent schooling is represented in both the state and private sector.

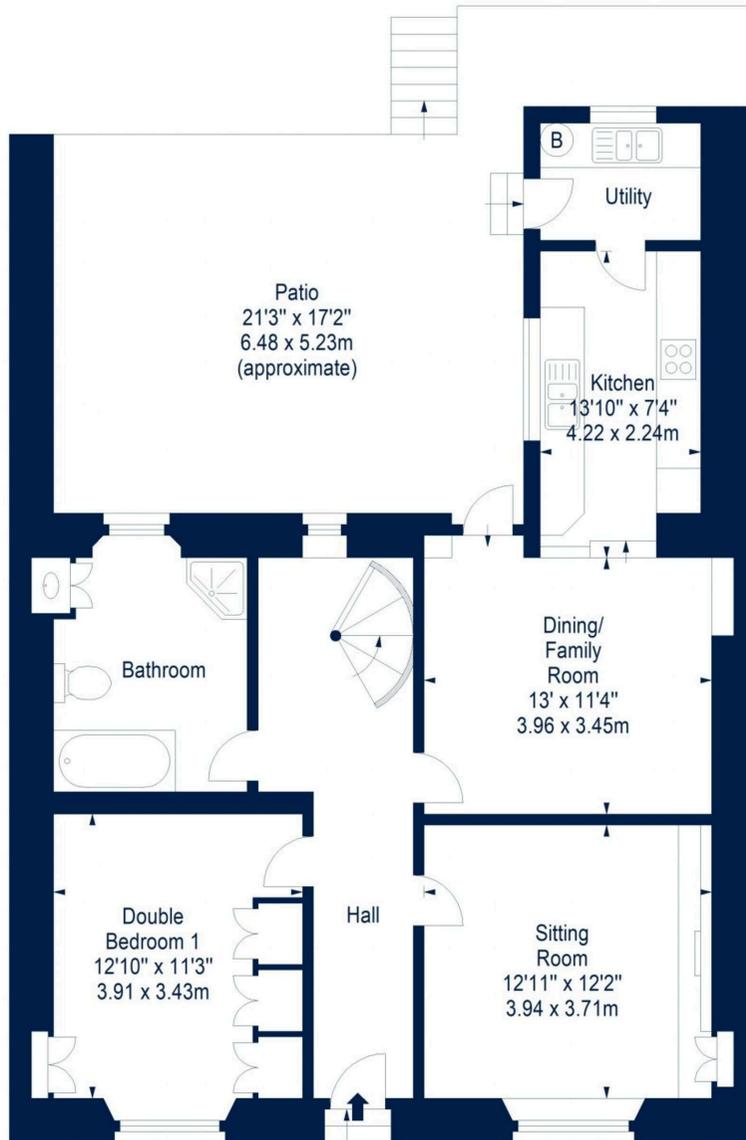


## ⊕ Extras

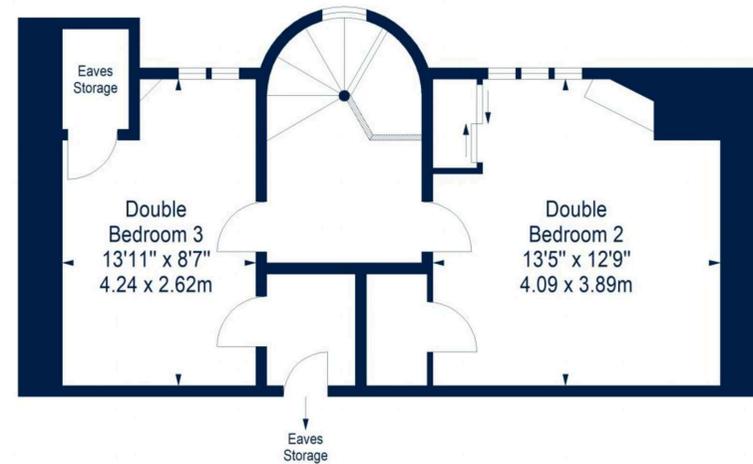
All fitted floor coverings, curtains, curtain poles, blinds, light fittings, cooker, fridge/freezer, washing machine and tumble dryer are included in the sale price.



# Floor Plan



Ground Floor



First Floor



House - Approx. Gross Internal Area - 1309 Sq Ft - 121.61 Sq M

For identification only. Not to scale. © SquareFoot 2026





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