



3/6 Joppa Station Place  
PORTOBELLO | EDINBURGH | EH15 2QU

  
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## 3/6 Joppa Station Place

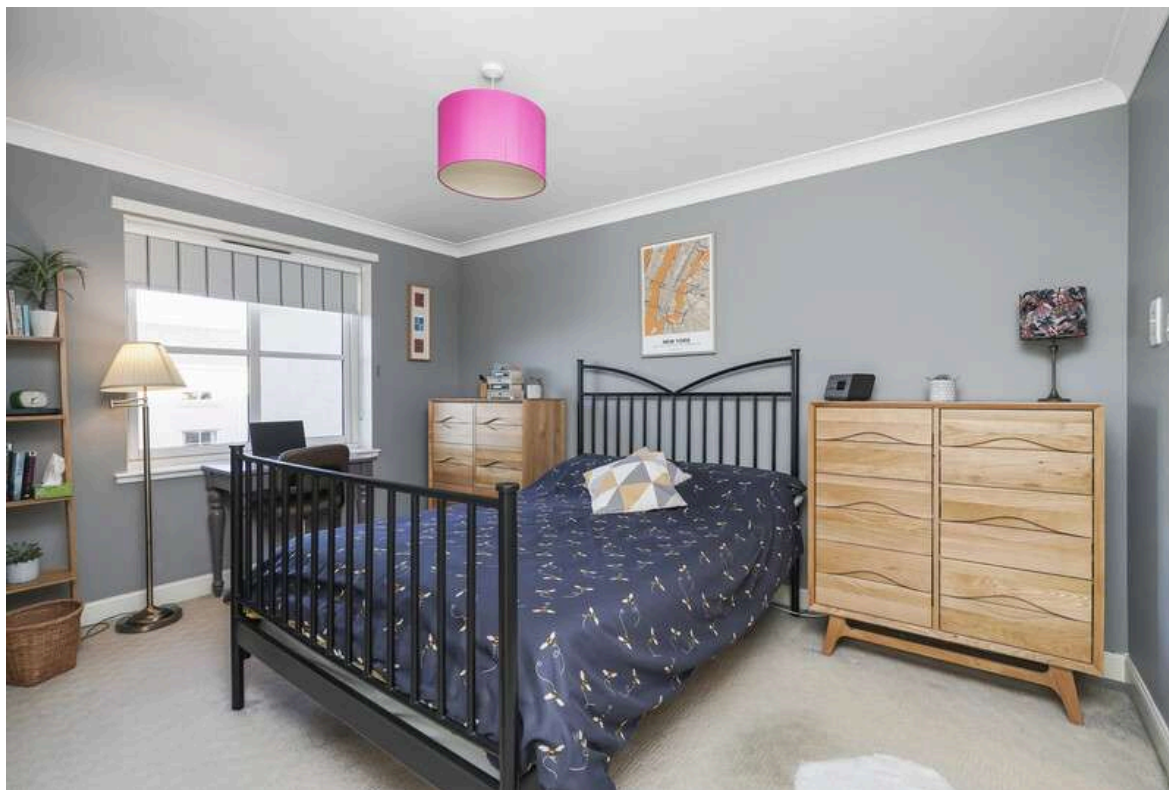
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Nestled in the heart of Portobello, moments from the beach, excellent local amenities and quick transport links is this immaculately presented modern second floor apartment with balcony. The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright South facing lounge with generous dining space and access to the contemporary kitchen with attractive units. Master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish main bathroom with three piece suite. Externally there are manicured communal grounds, an abundance of resident's parking and communal bike store.

- Modern second floor apartment
- Private balcony
- Manicured communal grounds
- Generous resident's parking and bike store
- Welcoming hallway with ample storage cupboards
- Bright lounge with generous dining space and balcony
- Contemporary kitchen with attractive units
- Two double bedrooms
- Two bathrooms
- Double Glazing & Gas Central Heating

Extras include whitegoods, curtains and blinds . EPC band B

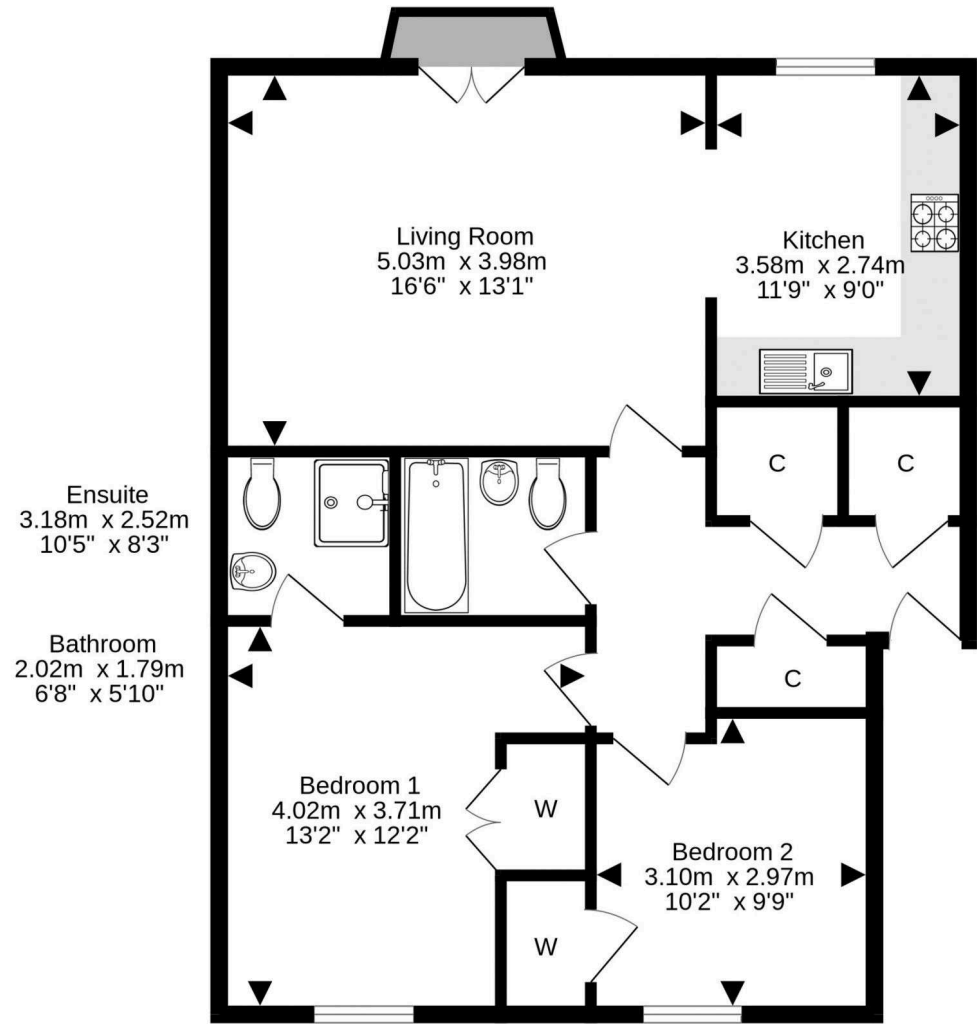
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the city centre, a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned. The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafés, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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