

COULTERS®

55 (1F1) MORTON STREET

JOPPA, EDINBURGH, EH15 2HZ

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

When thinking of Joppa, one tends to think of the fine stone-built houses that line the leafy streets of this delightful coastal area to the East of the city, and this extremely engaging, superbly proportioned C-listed upper villa is certainly one of those. Boasting fine Victorian period features that elegantly combine with modern fixtures and fittings, this is an extremely welcoming, beautiful home, flooded with natural light. Accessed by way of a shared entrance, the front door opens on to a stair up to the first floor (filled with light from a superb cupola overhead).

KEY FEATURES



Handsome C-listed stone upper villa.



Two generous & bright double bedrooms.



Charming private front garden with patio.



Unrestricted on-street parking.



Within a short walk of the beach & promenade.



Excellent local amenities nearby.





The gorgeous double glazed, sash & case box bay windowed sitting room provides views to the front of the property, whilst a magnificent marble mantelpiece (with open flame gas fire) makes a lovely focal point in the room. Overhead the decorative cornice is well defined with a central ceiling rose. The window opens as a door onto the sunny (in clement weather) balcony area. Wall and base mounted cabinetry flank opposite walls in the kitchen, in addition to a handy washing pulley overhead. There is a gas hob, electric oven, extractor hood, washer / drier and fridge/freezer – all of which will be included in the sale. To the rear of the property are two double bedrooms, both with fitted wardrobes. The bathroom is partially tiled with units comprising; bath (with shower over), WC and wash hand basin. Externally there is a charming private front garden with raised beds, seating area and a wonderful mix of established plants, bushes and shrubs. Unrestricted parking is available on the street outside.





THE LOCAL AREA

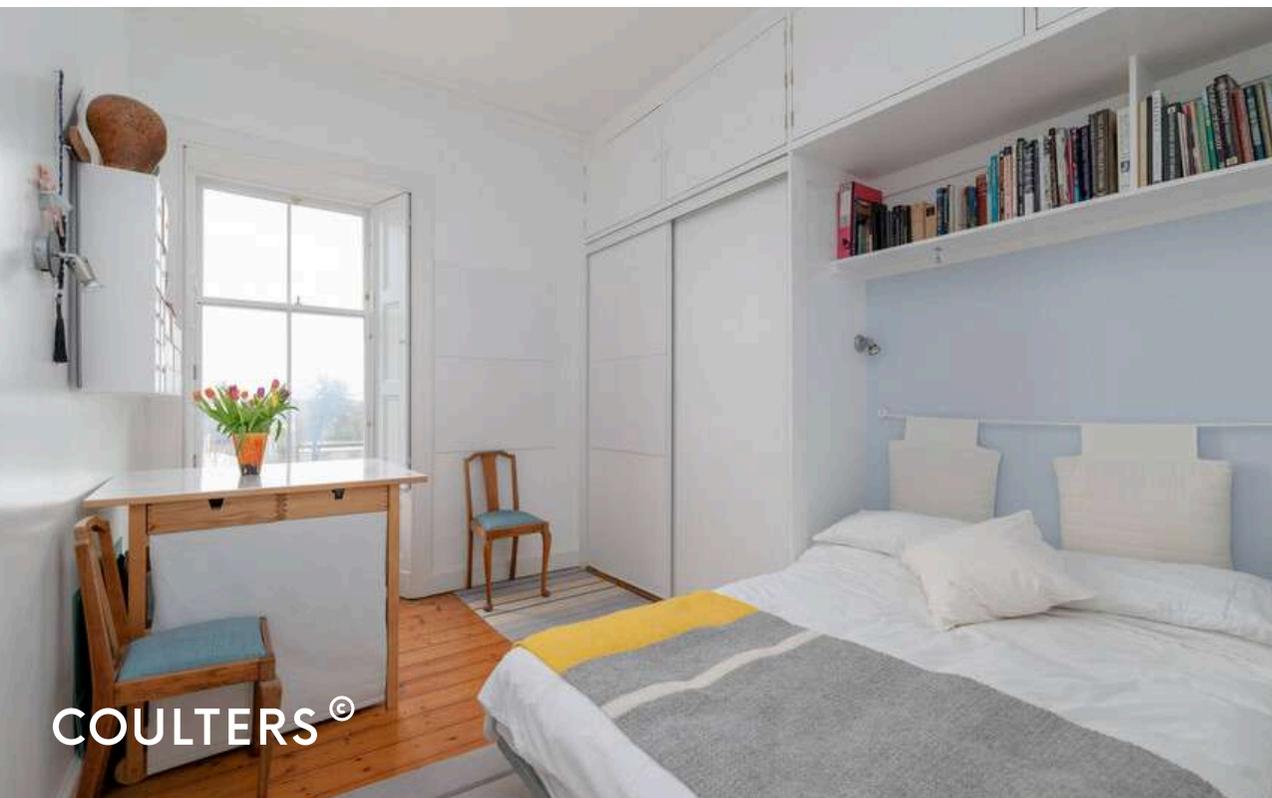
Situated around 4 miles to the east of Edinburgh's city centre, Joppa is a lovely coastal suburb. Known for its charming promenade, stunning beach and friendly community, Joppa is a popular choice for families, retirees and young professionals.

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.





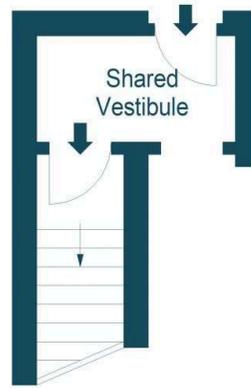
Morton Street,
Edinburgh,
Midlothian, EH15 2HZ



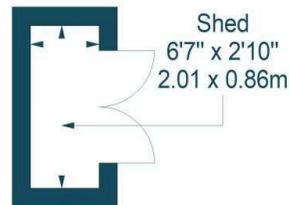
Approx. Gross Internal Area
881 Sq Ft - 81.84 Sq M
Shed

Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M

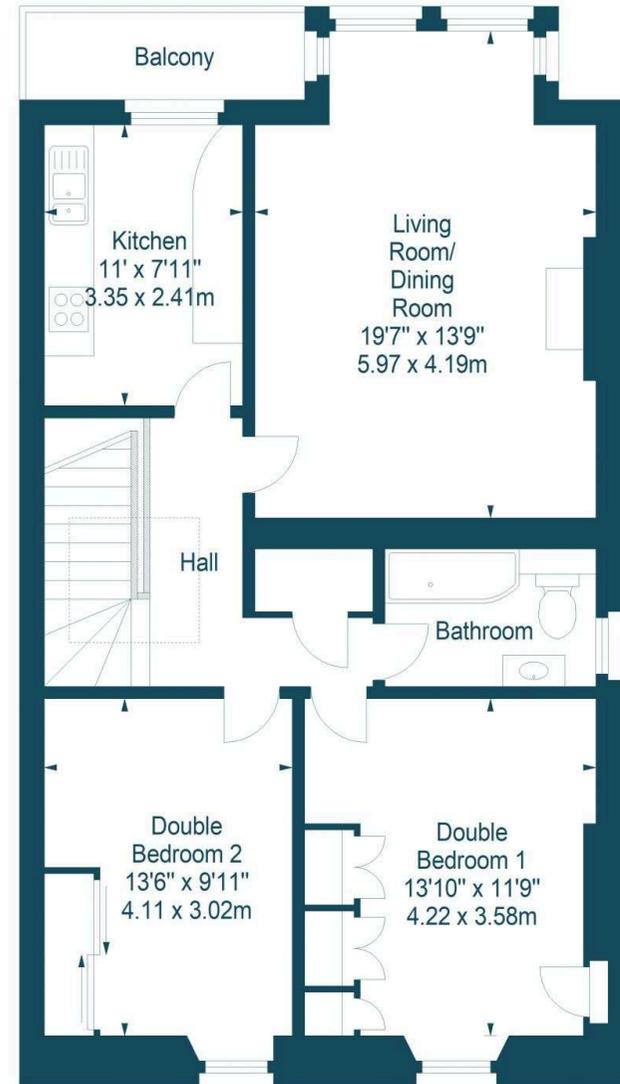
For identification only. Not to scale.
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Ground
Floor
Entrance



Ground Floor



First Floor

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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.