




McEwan Fraser Legal
Solicitors & Estate Agents
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89/3 Joppa Road
PORTOBELLO, EDINBURGH, EH15 2HB

89/3 JOFFA ROAD

PORTOBELLO, EDINBURGH, EH15 2HS

Rare opportunity to buy in this popular residential location. Joppa lies on the coast to the east of Edinburgh's city centre, between a lovely beach and promenade and a busy, traditional high street. There is a vibrant local community and an abundance of recreational facilities including an indoor swimming pool and fitness suite, a sailing and rowing club, a tennis club, and a football and bowls centres. In addition, there are many delightful Promenade and coastal walks and many fine golf courses in the vicinity. Joppa offers an extensive range of shops on the High Street including a Sainsbury's supermarket, prize-winning butcher, popular fish shop, several bakers and a wide variety of restaurants, coffee shops, pubs and takeaways. On the Promenade, for eating, drinks or coffee, are The Beach House, The Espy, The Tide, and Dalriada.

Local schooling at both primary and secondary levels can be found in close proximity to this property. There is a frequent 24-hour bus service, virtually on your doorstep, to the city centre and other Edinburgh locations, or eastwards to Musselburgh and beyond. The property is also just a five-minute walk to Brunstane train station, (nine minutes into city centre).

McEwan Fraser Legal are delighted to present to the market this beautifully presented, three-bedroom, apartment that is presented to the market in walk-in condition after a full refurbishment from what was a hotel to this stunning apartment that is spread over three floors.

The property would make an excellent purchase for a multitude of buyers. A complete refurbishment has taken place in the last six months within the property that includes, re-wired electric system, new roof, video entry

phone system, new fire alarms fitted, new fire doors fitted throughout, new central heating and boiler system plus new plumbing, flooring fitted, full refitting of a modern kitchen and stylish bathroom as well as windows throughout.

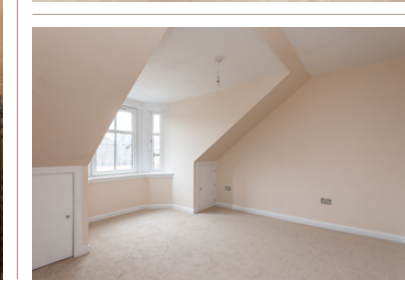
The property is entered through the main door entrance that leads to a hallway with access to the first large double bedroom with double windows to the rear and three-piece en-suite as well as the stairs leading to the first floor.

The first floor gives access to bedroom two that again is flooded with natural light thanks to two windows to the rear.

The top floor then gives access to bedroom three that has a bay window to the rear, the three-piece bathroom and then leads to the large airy lounge that is open plan to the new kitchen that provides a wonderfully modern and spacious room that is located at the front of the property. Two windows as well as a private balcony with stunning views of the Firth of Forth floods the space with natural light and provides a generous living space with plenty of room for furniture.

The spacious kitchen which is fitted with a good range of floor and wall mounted units providing plenty of storage and lots of usable space, while the new integrated appliances are sure to appeal to any aspiring chef.

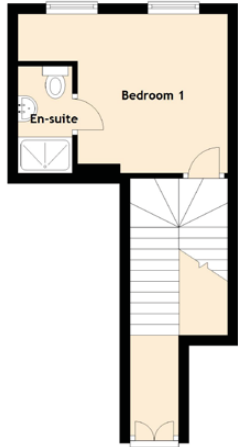
This property also benefits from gas central heating, full upvc double glazing, attic/storage space accessed via ramsey ladder that is partially floored and mono-blocked driveway parking to the front.



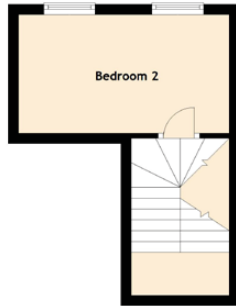
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

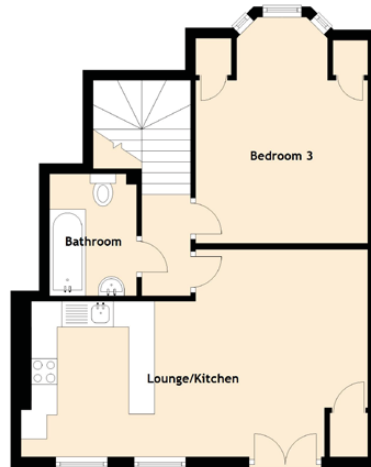
Ground Floor



First Floor



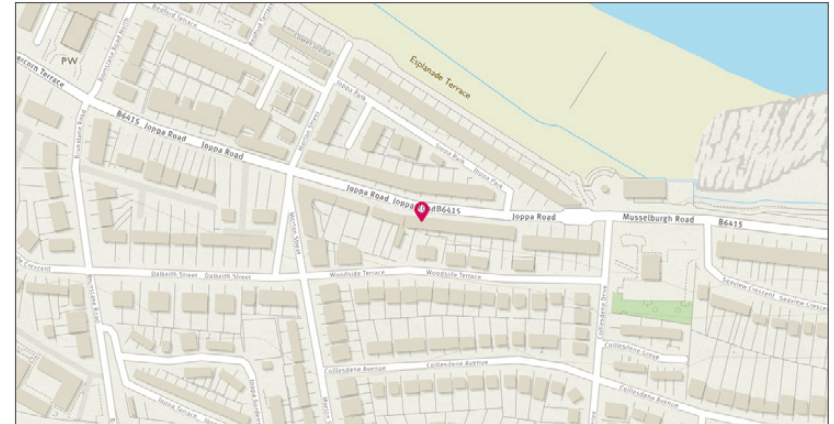
Top Floor



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.73m (22'1") x 4.04m (13'3")
Bedroom 1	4.06m (13'4") x 3.09m (10'2")
En-suite	2.07m (6'10") x 1.05m (3'5")
Bedroom 2	4.07m (13'4") x 2.30m (7'7")
Bedroom 3	4.73m (15'6") x 3.34m (10'11")
Bathroom	2.37m (7'9") x 1.69m (5'7")

Extras (Included in the sale): Light fittings, integrated appliances and all floor coverings.




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Part
Exchange
Available

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Text and description
SCOTT CAMERON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALLY CLARK
Designer