

13A/7 Milton Road East

JOPPA, EDINBURGH, EH15 2ND



*Spacious Two-Bedroom Top-Floor Flat
In Edinburgh's Coastal Area of Joppa*



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McEwan Fraser is delighted to be presenting this modern two-bedroom top-floor flat with a practical layout, situated in a well-maintained building.

THE LIVING ROOM



The property boasts sea views, offering a calming backdrop to the living space. The flat is in excellent condition, with newly fitted floors throughout, enhancing the overall aesthetic and providing a clean, contemporary feel. The kitchen has a good range of wall and base units, with ample space for a table and chairs.

THE KITCHEN





The two bedrooms are thoughtfully laid out, providing functional living spaces without unnecessary embellishments. The master bedroom also benefits from a three-piece en-suite shower room. A bright, partially-tiled, three-piece family bathroom completes the property internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE VIEW

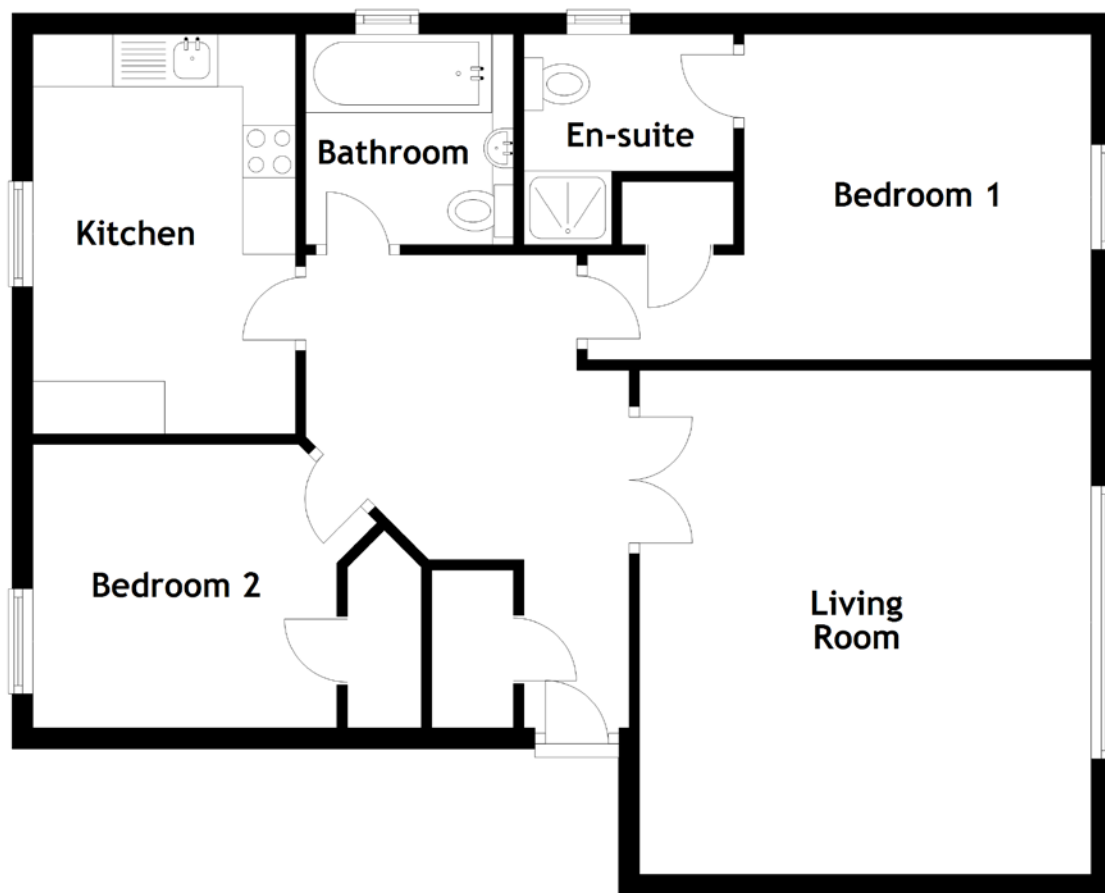


The property's location on the top floor ensures added privacy and allows residents to enjoy distant sea views. The overall design of the flat is practical, offering a comfortable living environment.

Conveniently situated in a modern build, this flat is within reach of local amenities and transportation links. It is an ideal choice for those seeking a straightforward and well-maintained residence with a view of the sea. Arrange a viewing to appreciate the simplicity and functionality of this two-bedroom top-floor flat.

In addition the property further benefits from gas central heating, full double glazing and private residents parking. The property is expected to be of particular interest, as such, early viewing is recommended.

FLOOR PLAN, DIMENSIONS & MAP

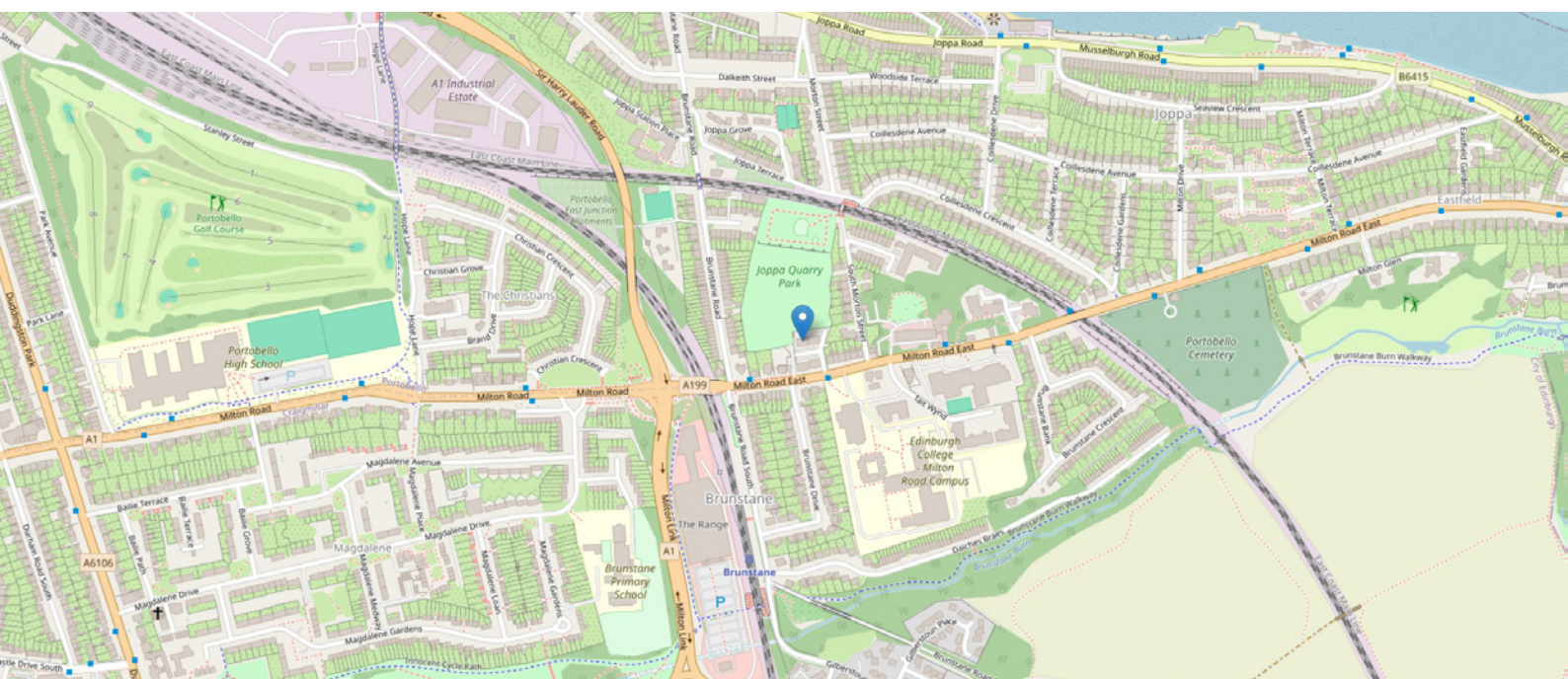


Approximate Dimensions
(Taken from the widest point)

Living Room	4.80m (15'9") x 4.30m (14'1")
Kitchen	3.80m (12'6") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.98m (6'6")

Bedroom 1	4.80m (15'9") x 3.10m (10'2")
En-suite	2.00m (6'7") x 2.00m (6'7")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")

Gross internal floor area (m²): 68m²
EPC Rating: C



THE LOCATION

Nestled along the scenic coastline of Edinburgh, Joppa is a picturesque and vibrant neighbourhood that seamlessly blends coastal charm with urban convenience. This seaside enclave, situated to the east of the city, offers a unique lifestyle characterized by stunning sea views, local amenities, and excellent transport links to the city centre. Transportation options make Joppa highly accessible. Commuters can rely on regular bus services connecting the area to Edinburgh city centre, providing a convenient and efficient commute. Additionally, the nearby Brunstane Railway Station offers train services, further enhancing connectivity for residents who prefer rail travel.





One of Joppa's standout features is its proximity to the beach. The golden sands and calming waves of Portobello Beach are just a leisurely stroll away. Residents can enjoy the seaside promenade, take in the fresh sea air, or indulge in various water sports and recreational activities. The beachfront cafes and eateries add to the charm, making it a popular spot for both relaxation and socializing.

Local amenities in Joppa cater to the needs of its diverse community. Charming independent shops, supermarkets, and a variety of dining options line the streets, offering everything from local produce to international cuisine. The sense of community is further strengthened by the presence of schools, healthcare facilities, and recreational spaces, creating a well-rounded living experience. For those who appreciate the outdoors, Joppa offers scenic walking and cycling routes along the promenade and nearby parks. Residents can explore the rugged beauty of the coastline or enjoy green spaces, adding a touch of nature to their daily routines.

Joppa's appeal extends beyond its natural beauty, with a rich history and a welcoming community atmosphere. Whether you're commuting to Edinburgh city centre for work or enjoying the local amenities and beach, Joppa offers a unique coastal living experience within reach of the vibrant capital. Embrace the best of both worlds – the tranquillity of the seaside and the dynamic energy of city life – in the charming neighbourhood of Joppa.



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