



Joppa

84 Argyle Crescent
EH15 2QD



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EPC Rating

End Terraced House

OFFERS OVER £775,000

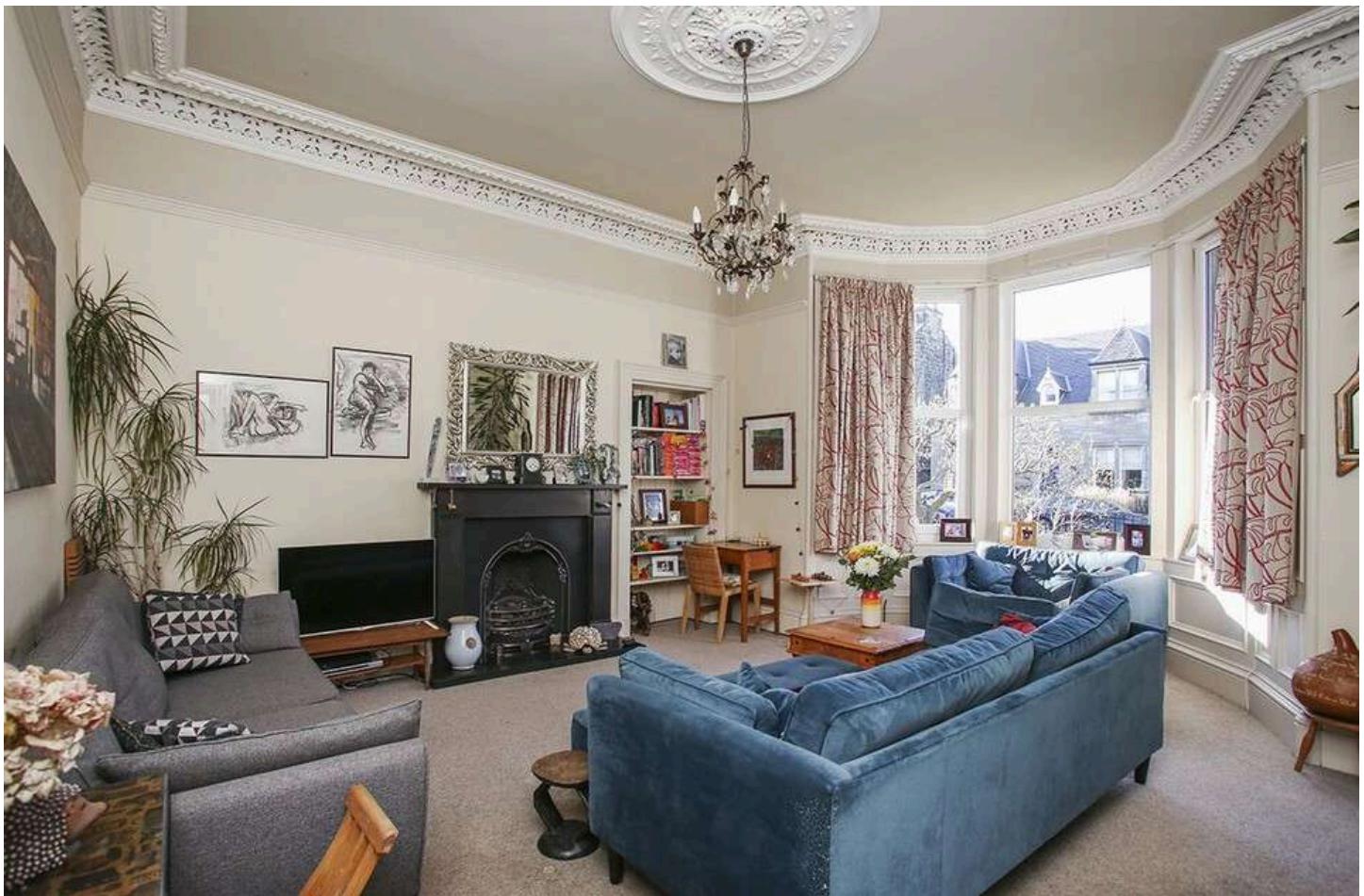
- Vestibule
- Entrance hall
- Livingroom
- Kitchen/dining room
- 5 bedrooms
- Downstairs shower room
- Family bathroom

- Gas central heating
- Double glazing
- Gardens to the front, side and rear
- Floored attic space
- Period features throughout
- Great family home
- Flexible accommodation



Viewing by appointment call

Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this generous family home situated on a corner plot within the popular Joppa area to the East of Edinburgh. The fashionable seaside suburb of Joppa/Portobello offers the best of all worlds with easy access to the city, a wide sandy beach, outstanding independent shops and cafes. 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, Portobello Swim Centre offers swimming facilities, a well-equipped gym and fitness classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Ford Kinnaird Shopping Centre, with retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital, 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.

This spacious property offers flexible accommodation and is entered through a spacious vestibule with mosaic tiled floor leading to an entrance hall with understairs storage cupboard. The bay windowed livingroom is to the front with fitted carpet, fireplace with living flame gas fire, ornate cornicing and ceiling rose. The open plan kitchen/dining room is to the rear and falls naturally into two separate areas. The dining room is generous in size with a wood burning stove, built in seating, desk and shelved open press. The light and bright kitchen has been extended into the garden and features a range of wall and base units, range cooker with 5-ring burner, double oven and grill, chimney style cooker hood, dishwasher, plumbing for automatic washing machine, fridge, freezer small Velux window and patio doors open to the garden. Bedroom two is also on this level but could also be used as a home office/study with double windows to the side with working shutters and built-in storage. A tiled shower room completes the ground floor with a 3-piece suite and shelved linen cupboard housing the boiler.

Upstairs the landing is generous in size with the remaining bedrooms off, natural light from a skylight. Bedroom one is to the front with double windows, fitted wardrobes and shelving and working window shutters. There are two further double bedrooms with one to the side and another to the rear with built in desk. A further single bedroom is to the rear with a built-in bed with storage underneath. The partially tiled family bathroom is to the front with 3-piece suite, and heated towel rail completes this property.

The property further benefits from a floored and carpeted attic space with power and 2 Velux windows. There are gardens to the front, side and rear which are mostly laid to lawn with a patio area for al fresco dining and two garden sheds.

EXTRAS

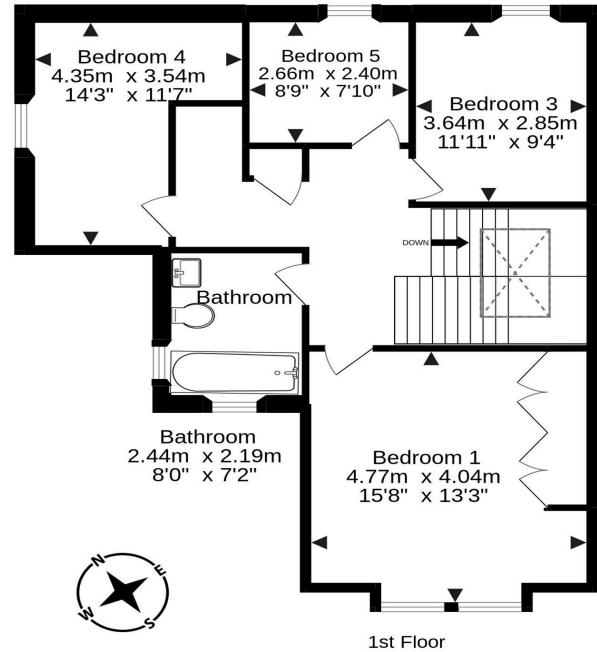
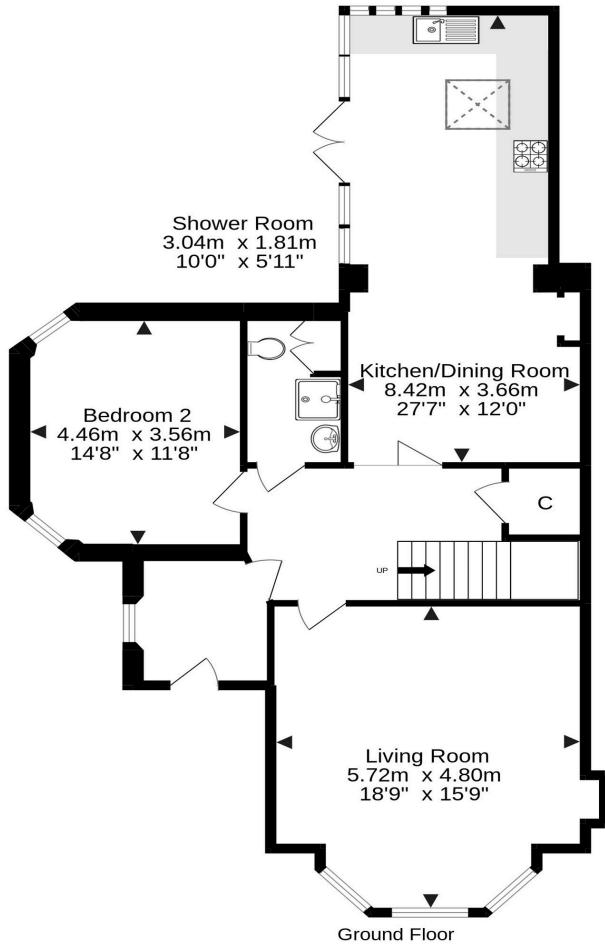
To include the aforementioned white goods in the kitchen (no warranties will be given) along with the carpets, curtains and window blinds.

OFFERS

Offers Over £775,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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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We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc