



61 Argyle Crescent Joppa, Edinburgh EH15 2QE

A stunning 5 bedroom mid terrace villa in the heart of Joppa with South Facing Garden, in the much sought after location of Argyle Crescent. Offering large flexible accommodation, with scope to tailor and extend

- Entrance Vestibule
- Large Hallway
- Picturesque Staircase
- Sitting Room
- Dining Kitchen
- Sun Room
- 4 Large Double Bedrooms
- Single Bedroom/Study
- Family Bathroom
- Downstairs Shower Room
- Large Floorerd Attic Space
- Front & Rear Gardens

Offers Around £499,995

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LOCATION

Joppa lies to the East of Edinburgh, offering easy access to the City Centre and Coastal Villages. Portobello Beach and Promenade are only 5 minutes walking distance as well as the local shops, bars, restaurants, and primary / secondary schools. A short journey will find you out at Fort Kinnaird shopping centre, offering a variety of High Street retailers. There are regular bus services operating to and from the city centre and surrounding areas, and only a short drive from the city by-pass.

DESCRIPTION

Located in this highly sought-after area, Annan Property is delighted to offer to the market this stunning Mid-Terraced Villa situated in the peaceful residential street of Argyle Crescent. Within part of a conservation area, this splendid, rarely available, Victorian house manages to offer a homely feel within a generously proportioned house. To the rear a south facing garden is accessed through French Windows. Within, the interior the current owners have succeeded in retaining the period features to a high standard. Housing period features; Cornicing; Terrazzo tiling and stripped and varnished floorboards. The stripped pine staircase in the main hallway also deserves a special mention and catches the eye on entering the property. The Property is generously proportioned, but still with opportunity to extend and tailor to make it your own. What you have here is, genuinely, a once in a lifetime opportunity. The Front Garden features stone chipping and feature rock formation. The Entrance Vestibule featuring terrazzo tiles, leading you into the Main Hallway. With sanded floor giving access to Living Room, Double Bedroom, Shower Room and Dining Kitchen. There are two large storage cupboards (under staircase and a walk in cupboard). The bright Living Room looks out to the Front Garden and includes original Feature Fireplace (living flame gas fire), panelled bay windows and cornicing. Spacious Double Bedroom with South facing window and Edinburgh press. Shower Room with large glass shower cubicle (mira electric shower), W.C. wash hand basin and tiled flooring. The Large Dining Kitchen featuring a solid oak base and wall units with substantial storage space and integrated appliances. Including electric oven, microwave oven, dishwasher, washing machine, tumble dryer, stainless steel sink/drainer and gas hob with electric extractor hood. Amtico flooring continues through from the Kitchen into the Garden Room, which is South facing so catches the sun perfectly, French doors leading out to the rear Garden. South Facing Rear Garden featuring Patio area' partially Grassed with Garden Pond and Secret Hideaway (where you'll find a screened work area, housing a generous Work Shed). Back in the Main Hallway, you'll find Feature Staircase (Original Stripped pine staircase with detailed pine balustrade) leading to the Upper Levels with Skylight providing natural daylight. Front Facing Main Double Bedroom with bay windows, original cornicing and Edinburgh Press. Large Double Bedroom with South facing window, and Edinburgh press. Front facing Single Bedroom/Study. Large Double Bedroom to the rear, with glass panelled door and South facing window overlooking back garden. Family Bathroom housing a bath tub (including power shower and screen), WC and wash hand basin. Large wall mounted mirror. Cupboard for storage and tiled flooring. Large floored Attic Space, accessed via Ramsey Ladder, offering the successful purchaser the perfect opportunity for conversion.

The property also offers Double Glazing and Gas Fired Central Heating.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however please confirm with the local authority.

VIEWING

Sunday 2pm - 4pm or by appointment, contact Annan Property on 0131 669 2121

OFFERS

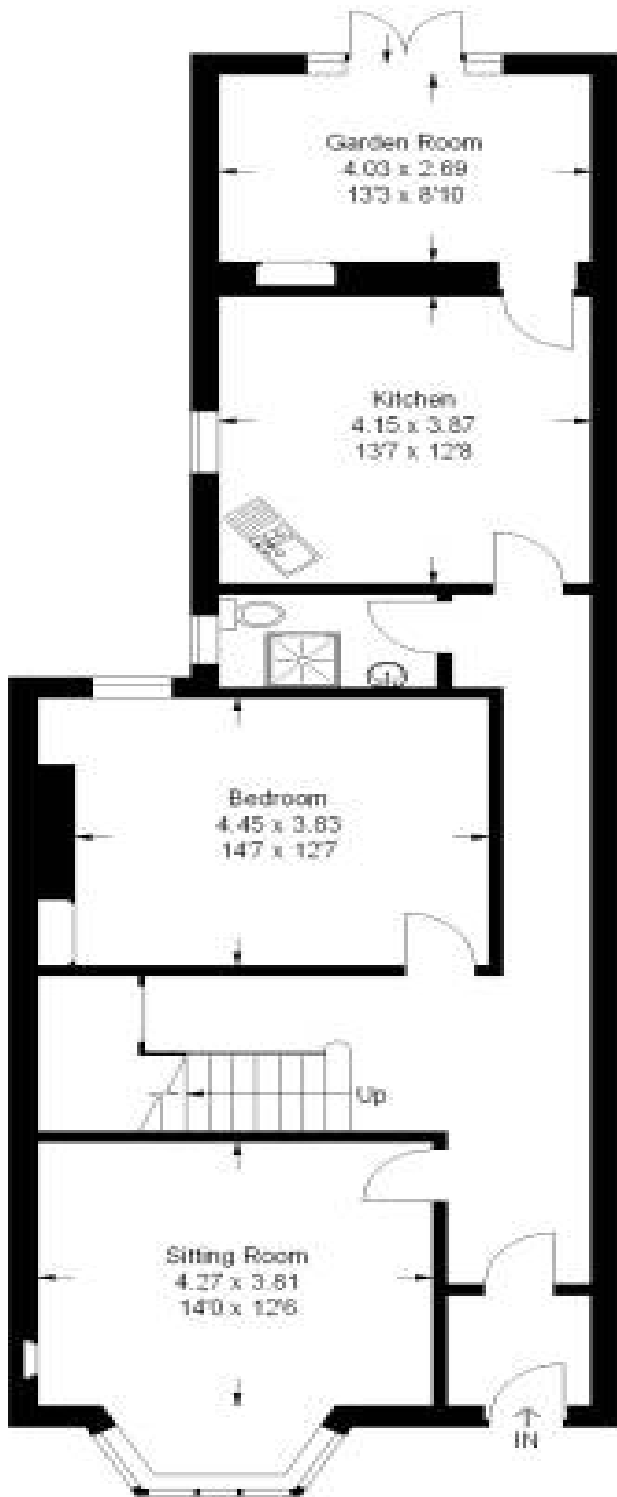
All offers should be submitted to Annan Property, 229 Portobello High Street, Edinburgh EH15 2AN.
Tel- 0131 669 2121 or Fax- 0131 669 1155

INTEREST

It is important that your solicitor notifies this office of your interest, otherwise the property may be sold prior to your knowledge.



Your Complete Property Solution



Ground Floor



First Floor



annanproperty.co.uk

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Edinburgh, EH15 2AN
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Fax: 0131 669 1155

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