

**65 Coillesdene Avenue
Edinburgh EH15 2JT**

Offers Over £530,000

- Charming detached & extended property
- Bay windowed lounge with period features
- Kitchen with access to rear garden
- Dining room
- Home study/office with access to sunroom leading to the rear garden
- 3 double bedrooms
- Shower room with walk in shower and two piece suite
- Private front & rear gardens & private driveway

Council Tax Band: F

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



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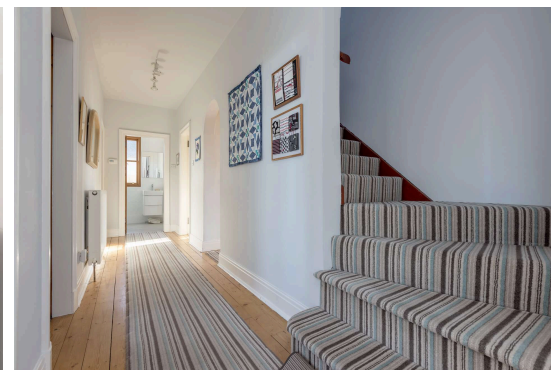
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Charming three bedroomed detached property

65 Coillesdene Avenue is a charming, detached, and extended property set over two floors, located in the highly sought-after Joppa area of the city. Ideally positioned within easy reach of Portobello's vibrant promenade and beach, this versatile three bedroom home offers excellent potential for growth, combining generous living space with a flexible layout to suit a variety of lifestyles.

The property comprises; welcoming hallway featuring two useful storage cupboards. The bright bay-windowed lounge enjoys picturesque views across the rear garden and towards the Firth of Forth offering a delightful outlook over the gardens and beyond. . An alcove leads to the bay-windowed dining room enjoying side views towards Arthur's Seat ideal for unwinding or hosting family and friends. The well-equipped kitchen provides ample storage, an electric hob and oven, an integrated fridge freezer, and direct access to the rear garden. The principal double bedroom benefits from built-in mirrored wardrobes and a press for additional storage. A separate office/study offers further versatility and can easily be utilised as the third bedroom, this room connects through glass doors to the delightful sunroom, bathed in natural light from its large windows and glazed doors, this inviting space provides the perfect spot to relax and enjoy the garden throughout the year whilst the family shower room with a two-piece suite ensures everyday convenience. Upstairs, the property offers a further spacious double bedroom, enhanced by a large Velux window that floods the space with natural light. Additional benefits include partial gas central heating to the ground floor and double glazing throughout, ensuring comfort and efficiency. Externally, the property benefits from private front and rear gardens, offering both space and seclusion. The rear garden features a mix of well-maintained lawn and decorative stone areas, a garden shed for additional storage, and enjoys stunning views towards the Firth of Forth, creating a tranquil outdoor retreat. For parking, the property provides both on-street options and the convenience of a private driveway, further enhancing its practicality and appeal.

Nestled on the southern shores of the Firth of Forth, Joppa is one of Edinburgh's most sought-after residential neighbourhoods, offering a serene coastal setting combined with effortless access to the city. The area boasts a welcoming community atmosphere, where charming independent shops, cafés, a bookshop, butcher, fishmonger, bakery, greengrocer, and an Aldi supermarket line the nearby Portobello High Street. For more extensive shopping and dining, The Jewel and Fort Kinnaird provide an array of high-street brands, supermarkets, restaurants, and a modern multi-screen cinema.

Residents enjoy the golden sands and vibrant promenade of Portobello Beach, ideal for leisurely strolls, cycling, and waterside relaxation. A wealth of nearby green spaces including Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park offer a perfect balance of outdoor recreation and scenic beauty. For fitness and leisure, Portobello Leisure Centre provides state-of-the-art facilities, including swimming pools, a spa, Turkish baths, a gym, fitness studios, and soft play areas. Joppa is particularly appealing for families, with a range of highly regarded local schools and proximity to further education institutions such as Edinburgh College and Queen Margaret University. Excellent transport links, including regular bus services, Brunstane rail station, and easy access to the A1 and city bypass, ensure seamless connectivity while maintaining the area's tranquil, coastal charm. Combining lifestyle, convenience, and natural beauty, Joppa represents a truly enviable place to call home.

Viewing By appointment 0131 337 1800

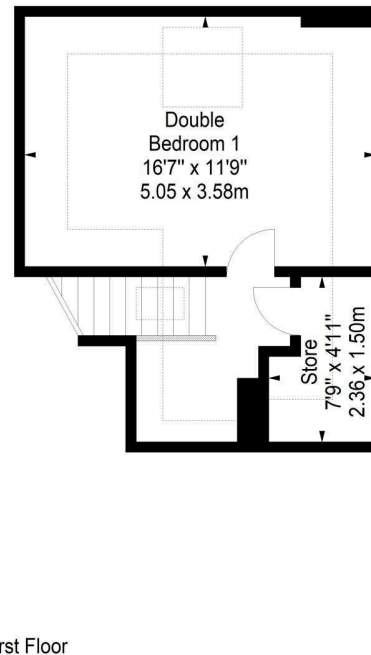
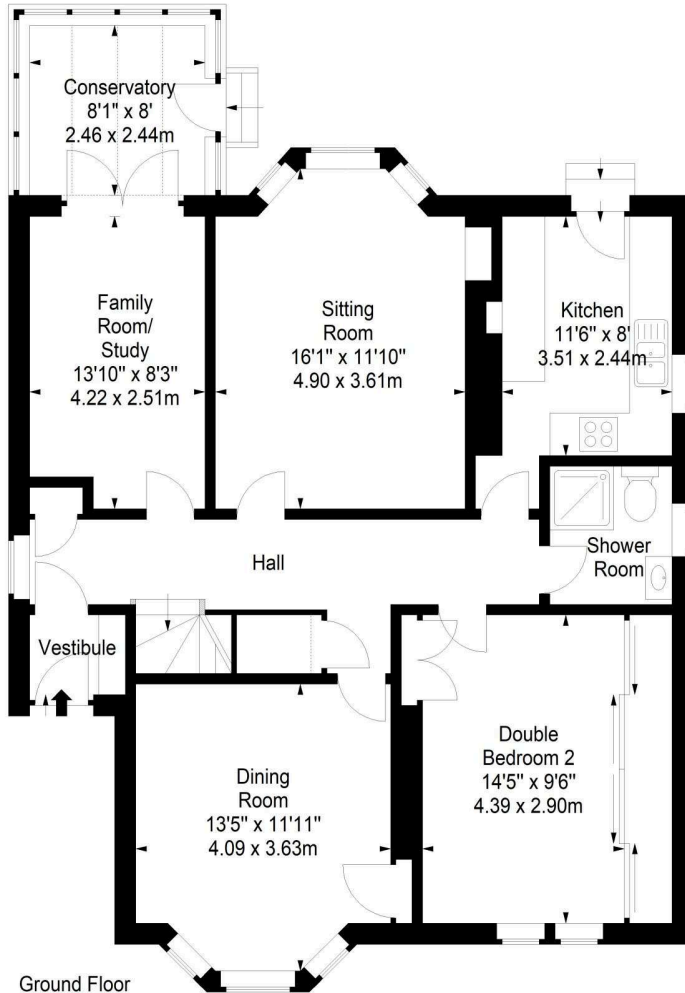




Coillesdene Avenue,
Edinburgh, EH15 2JT



Approx. Gross Internal Area
1355 Sq Ft - 125.88 Sq M
For identification only. Not to scale.
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