



3/6 Coillesdene Grove
EDINBURGH, EH15 2JE



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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

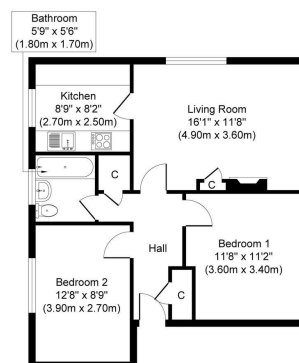
DESCRIPTION

Coillesdene Grove is a charming two bedroom second floor flat, situated in a quiet cul-de-sac in the highly sought after Joppa district. Located a short walk from Portobello beach, the property would be an ideal first time buy or buy to let investment. Entered through a well maintained stairwell, the accommodation comprises: welcoming entrance hall with two cupboards off; generously proportioned living room with dual aspect windows allowing natural daylight to flood in and ample space for dining table and chairs; kitchen; two spacious double bedrooms and bathroom with shower over bath. Further benefits include: gas central heating; double glazing; unrestricted on street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band D

COUNCIL TAX

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



Second Floor
Approximate Floor Area
667 sq. ft
(62.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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