



6 Coillesdene Drive
Joppa, Edinburgh, EH15 2JD

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"6 Coillesdene Drive is a beautiful and rarely available 4 bedroom detached house with sea views"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- SHOWER ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4
- ENSUITE SHOWER ROOM
- SEA VIEWS
- FRONT, SIDE & REAR GARDENS
- DRIVE-WAY & DOUBLE GARAGE
- SHORT WALK TO BEACH
- EXCELLENT LOCAL AMENITIES







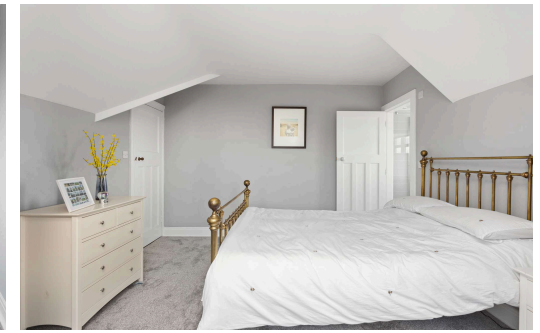


LOCATION

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 (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. Sea swimming has become an increasingly popular year round activity.

COUNCIL TAX

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



DESCRIPTION

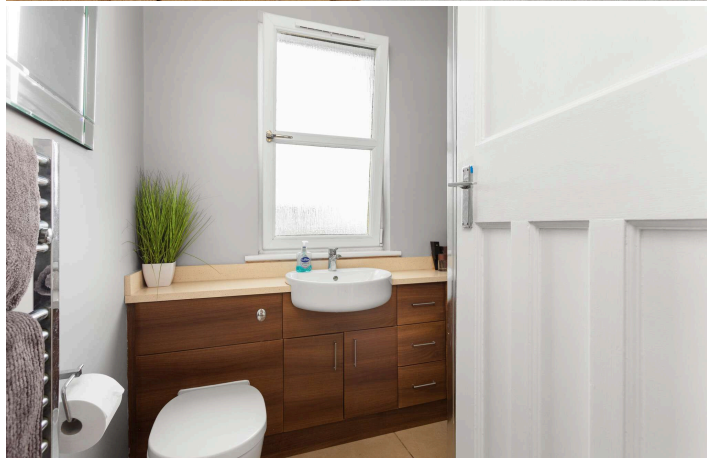
6 Coillesdene Drive is an immaculately presented 4 double bedroom detached family home with sea views. Situated in the highly desirable Joppa area, within a couple minutes' walk of Portobello Beach and Promenade. This beautiful and rarely available property offers a flexible layout in genuine move-in condition.

The accommodation comprises: external porch; welcoming entrance hall with deep under stair cupboard; generously sized living room with working living flame feature fireplace and bay window allowing natural daylight to flood in; stylish, well-equipped fitted kitchen with sea views, base and wall mounted units and integrated appliances; vestibule with deep storage cupboard with boiler, leading to rear garden; bright and spacious dining room with twin windows; front facing well-proportioned double bedroom 2 with twin windows and Edinburgh Press; rear double bedroom 4; contemporary mains operated shower room with vanity unit and window; carpeted stair to upper landing with under eaves storage and cupboard off; sizeable double bedroom 1 with ensuite shower room with multiple windows, mains operated shower and sea view and double bedroom 3. The property benefits further from: gas central heating; double glazing; sanded and stripped floorboards; front and side garden; driveway with space for multiple vehicles; detached purpose-built double garage; impressive rear garden with artificial lawn and patio area; unrestricted street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band D

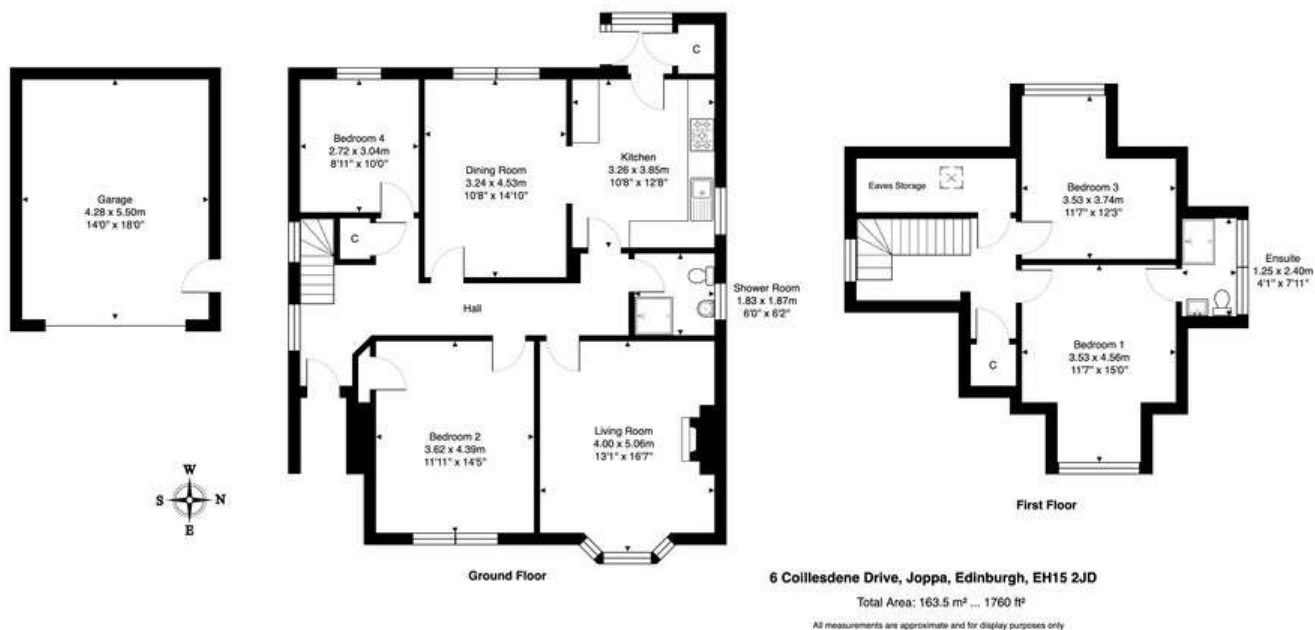
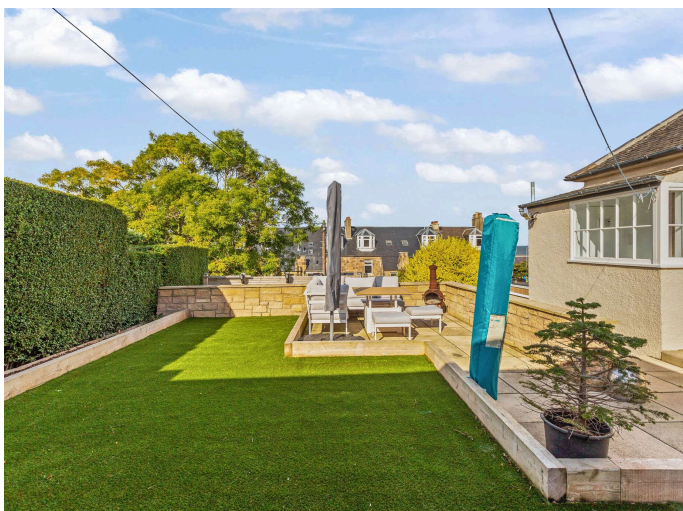
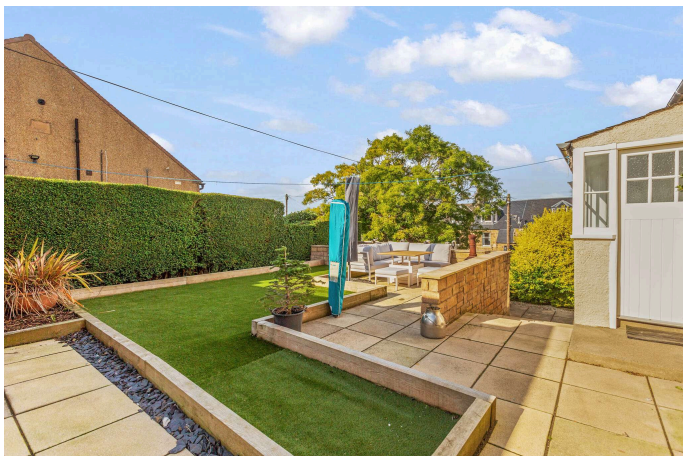
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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