









Bright and spacious two bedroom ground floor flat forming part of Coillesdene House, a prominent landmark in the highly desirable area of Joppa, some 4 miles east of Edinburgh's City Centre. The location offers excellent amenities and proximity to the seafront at both Joppa and neighbouring Portobello. The local area features a wide choice of shopping facilities, whether at the nearby retail complex of Fort Kinnaird or the lovely traditional shops along Portobello and Musselburgh High Streets. Regular buses provide quick access to the City Centre and the city by-pass is just a short drive away. In addition there is a train stop at Brunstane.

The recreational options are wide and varied too, with convenient access to parks including the parklands of Newhailes, well regarded golf courses, walks, swimming pools and leisure centres, with a Leisure Club and Spa in the Kings Manor Hotel which is located nearby and lovely seaside walks along the coast. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale together will all fitted curtains and blinds.

The property is set in mature garden grounds and benefits from a secure clothes drying room.

PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms.
 Entryphone handset. Large walk in store / cupboard.
 Additional built-in cupboard.
- Bright and spacious Lounge / Dining Room with window to rear. Space for dining table and chairs. Open plan to;
- Fitted Kitchen with window to side with open sea views. The free-standing gas cooker is included in the sale together with the washing machine, dishwasher, fridge and freezer. Ample work surfaces with stainless steel sink. Shelving. Cupboard housing combi boiler.

- Large Double Bedroom with window to rear. Shelving.
- Second good-sized Double Bedroom with window to rear.
- Family Bathroom with white three-piece suite comprising bath with tap mixer shower, wash hand basin and WC.









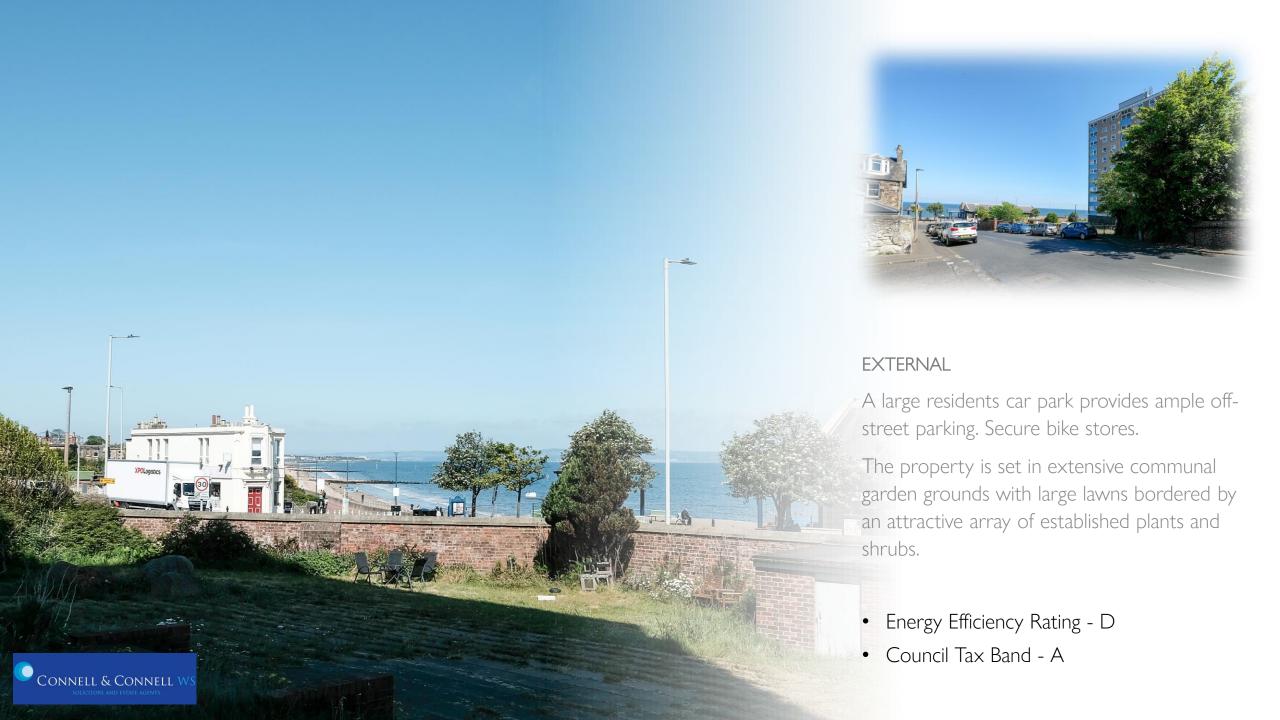












Ground Floor

Approx. 65.9 sq. metres (708.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

White every alternpt has been made to ensure the accuracy of this foorplan, measurements of corns and any other



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