










Offers Over
£500,000

12 Coillesdene Crescent

Joppa | Edinburgh | EH15 2JH

This charming detached bungalow is offered for sale in move-in condition and benefits from a substantial private garden, offering scope to extend subject to the usual planning and consents.

-  3 Bedrooms
-  2 Public Room
-  2 Bathrooms
-  Driveway
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band – F



Description

Enjoying a peaceful location on an attractive residential street, this charming 1930s detached bungalow offers spacious and well proportioned accommodation. Attractively decorated from a neutral colour palette, the house is in turn-key condition and offers ample scope for buyers to extend the accommodation if they desire. An entrance vestibule leads to a bright and welcoming central hallway. The principal reception room is a generous bay windowed room overlooking the garden to the rear of the house, with French doors opening to the decking, offering the perfect spot to relax or entertain. The adjacent kitchen is fitted with an excellent range of modern wall and base units with integrated fridge freezer, dishwasher, oven hob and cooker hood, a door leads to the sunroom providing flexible additional reception space. There are three generous double bedrooms, one with bay window to the front, the second with an en-suite shower room with rainfall shower and the third is currently in use as a formal dining room. A family bathroom with contemporary white suite and attractive ceramic tiling completes the internal accommodation. A large floored and lined loft is accessed via Ramsay ladder and offers ample storage space with a Velux window to the rear. Benefits on offer include gas central heating and full double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Summer House and Driveway

A particular feature of this home is the generous private rear garden which has been attractively landscaped with lawn, patio and decking areas, offering the ideal spot for barbeques and al fresco dining during the warmer months. A timber summer house is included in the sale and could be utilised as useful home office or hobby space. A good-sized front garden sets the house back from the street and is attractively landscaped with low-maintenance paving and pebble chips. A driveway provides off street parking with ample further unrestricted on street parking available if desired.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

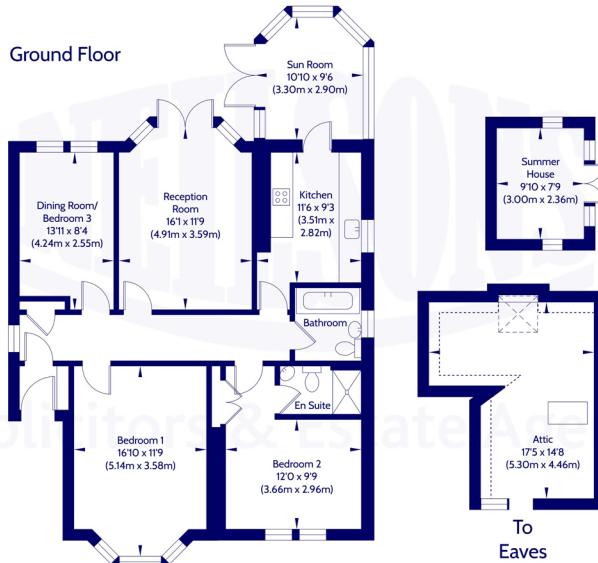
Joppa is a much-sought after residential district to the east of Edinburgh city centre, bordered by the seaside area of Portobello and Musselburgh, the gateway to beautiful East Lothian. This high amenity area offers a wealth of local shops and services within walking distance of this property and excellent transport links to the city centre and surrounding areas with frequent local bus services and Brunstane train station. By car, the A1 and City Bypass can be easily reached. Further shopping and entertainment can be found a short drive away at Fort Kinnaird and a wealth of recreational facilities are available locally including gyms, a swimming pool, Portobello Beach and delightful coastal walks.





Approx. Gross Internal Floor Area 101.58 Sq M / 1093 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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