



13 Coillesdene Avenue  
EDINBURGH, EH15 2JF

Hallway  
Dual-Aspect Living/Dining Room.  
Fitted Kitchen  
3 Double Bedrooms  
Family Bathroom  
Double Glazing & Gas Central Heating  
Private Front & Rear Gardens  
Single Garage & Private Driveway  
EPC: F  
Council Tax Band: F

Offering an ideal family home, this well presented and deceptively spacious three-bedroom detached bungalow with wonderful, panoramic sea views is located on a quiet residential street in the highly desirable area of Joppa. The accommodation benefits from attractive private front and rear gardens, a single garage, driveway and an abundance of storage available over two floors ensuring a clutter-free environment. The property welcomes modernisation in select areas, allowing for the exciting opportunity to set the style and standards of the home to your own liking. There are a variety of convenient local amenities at nearby Portobello including shops, cafes and restaurants and Portobello beach and promenade offer lovely walks.

The accommodation comprises; welcoming entrance vestibule and hallway with shelved cupboard and generously seep under-stair storage cupboard. Spacious dual aspect living/dining room with Edinburgh press cupboard and large floor-to-ceiling windows providing a bright and open outlook into the rear garden. Fitted kitchen with base and wall-mounted units providing sufficient storage and worktop space, and back door access into the rear garden. Sizeable double bedroom with feature fireplace, Edinburgh press cupboard and large bay window which floods the room with natural light. This room could also be used as a second reception room. Second double bedroom of good size with shelved cupboard. Family bathroom with WC, wash basin and shower fit with a handle. A carpeted staircase leads up to the well-proportioned master bedroom hosting two fitted wardrobes and exceptional sea views over to Fife. Attached is a large crawl space and storage room which could be converted into an en-suite subject to sufficient permissions. The property is fully double glazed and has gas central heating downstairs.

An attractive, large, sunny, and fully enclosed garden lies to the rear offering scope for further extension subject to the relevant permissions being obtained. Within the rear garden is a garden shed, a bike shed. A further neatly maintained garden lies to the front and a large driveway and garage provide ample off-street parking. There is also a door to the rear of the garage that opens allowing for an extra sheltered parking space. Free on-street parking is also sufficiently available.

The sought after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House café on the promenade. The beach and promenade have a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pits and two play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. A frequent bus service is on hand and operates to most parts of the town and across the city. Brunstane railway station and the A1 and City Bypass are also within easy reach. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education.













Approx. Gross Internal Floor Area 124.54 Sq M / 1341 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 planography.co.uk

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



**STURROCK ARMSTRONG & THOMSON**  
SOLICITORS & ESTATE AGENTS

7a Dundas Street  
Edinburgh EH3 6QG  
Telephone: 0 131-225 4082  
Fax: 0 131-556 2079  
Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)

