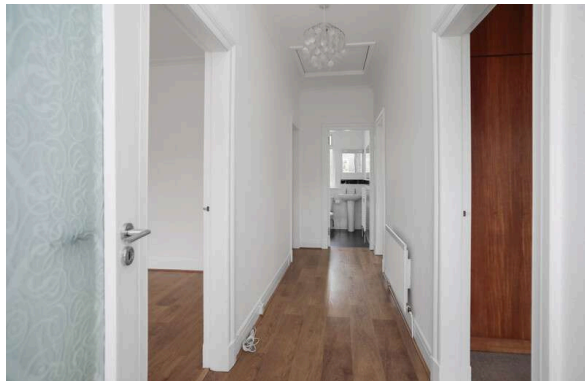




9 Coillesdene Terrace
JOPPA | EDINBURGH | EH15 2JN


warners
solicitors & estate agents



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Warners are delighted to offer to the market a rarely available gem nestled in one of Joppa's most sought-after streets. This impressive, detached bungalow boasts four spacious double bedrooms and occupies a large corner plot, offering plenty of potential for extension (subject to local planning permission). Presented in immaculate move-in condition, this home is perfect for families seeking a blend of elegance and convenience.

Step into a welcoming entrance vestibule that sets the tone for the rest of the home. The inviting hallway provides access to a fully floored attic via a drop-down ladder, perfect for additional storage. The bright and spacious living room features a stunning bay window that floods the room with natural light and a charming shelved recess. The modern kitchen, equipped with contemporary fixtures, includes a dining area, two storage cupboards, and sliding patio doors that open to the rear garden.

Each of the four double bedrooms offers unique benefits. Bedroom 1 includes a built-in wardrobe, while Bedroom 2 features an Edinburgh Press cupboard. Bedrooms 3 and 4 come with built-in wardrobes and are conveniently annexed with a contemporary shower room off the living room. Additionally, there is a separate bathroom complete with an electric shower over the bath.

The generous gardens offer a spacious front and side area with gated access to a well-proportioned, enclosed rear garden featuring a lawn and patio area. A driveway and detached garage provide ample off-street parking, complemented by unrestricted street parking for guests and additional vehicles.

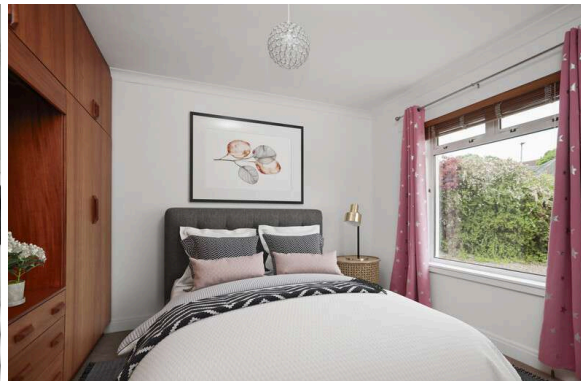
- Generous garden space
- Highly-desirable location
- Four double bedrooms with storage
- Bright and spacious lounge with bay window
- Modern and well-equipped kitchen/diner
- Detached garage

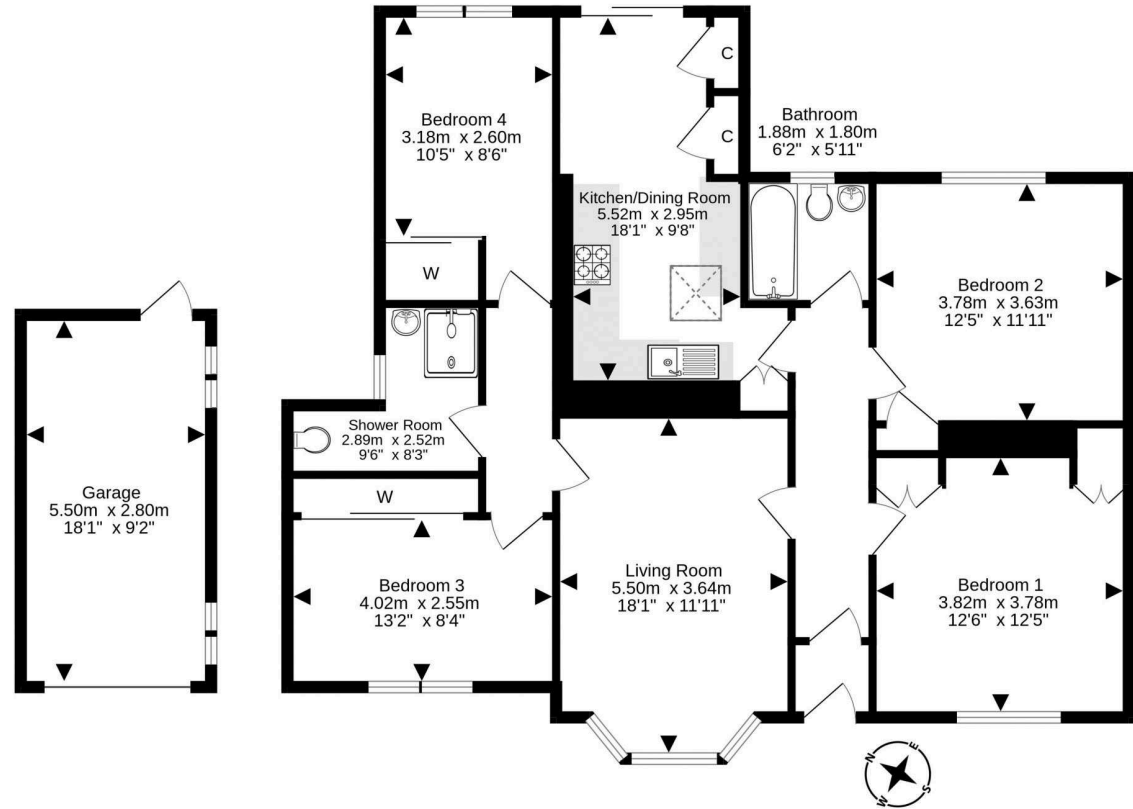
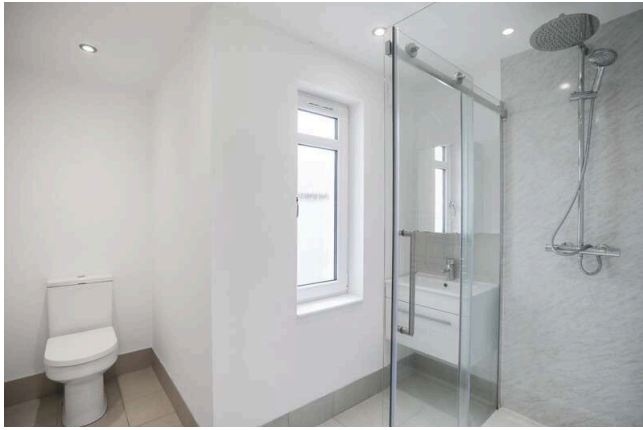
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.
Washing machine, dishwasher, oven, hob, fridge freezer, curtains and blinds included in the sale. Fridge, tumble dryer and freezer in the garage also included.

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 cafe on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pitches 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 is close by 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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