



2 Coillesdene Avenue
JOPPA | EDINBURGH | EH15 2JG


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Exceptionally spacious 3 bed traditional detached bungalow with a large fully enclosed private garden, pleasantly situated in a sought after location in close proximity to a sandy beach and Portobello's excellent varied amenities.

A great opportunity has arisen to acquire a family home offering generously proportioned and flexible accommodation. Although modernisation would now be beneficial, the property has excellent potential and is ready for the new owner to put their own stamp on it. The good sized public room has ample free floor space for both seating and dining furniture and a boxroom lying off this room is ideal for storage. Patio doors allow easy access out into a fully enclosed south facing, walled and child friendly garden comprising a lawn, mature planted borders, greenhouse and shed. There are three double sized bedrooms, a bathroom with separate shower cubicle and kitchen fitted out with a range of storage units. To the front of the house lies a private garden with lawn and shrubbed borders, and a driveway running in from the street to the attached single garage fitted with power and light.

- Entrance hallway
- Living/dining room with patio door access to garden
- Kitchen
- Three double sized bedrooms
- Large bath/shower-room
- Handy boxroom
- Double glazing
- Gas central heating
- Garage with light and power
- Drive
- Well stocked private front and rear gardens

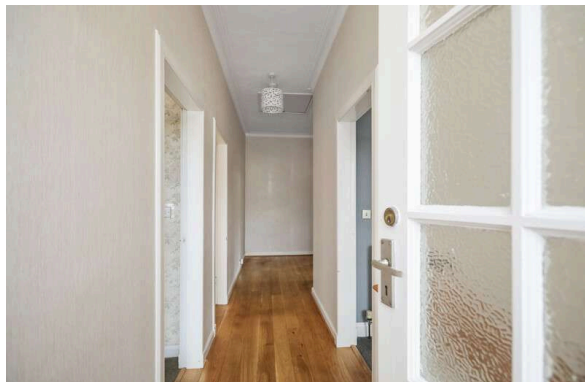
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

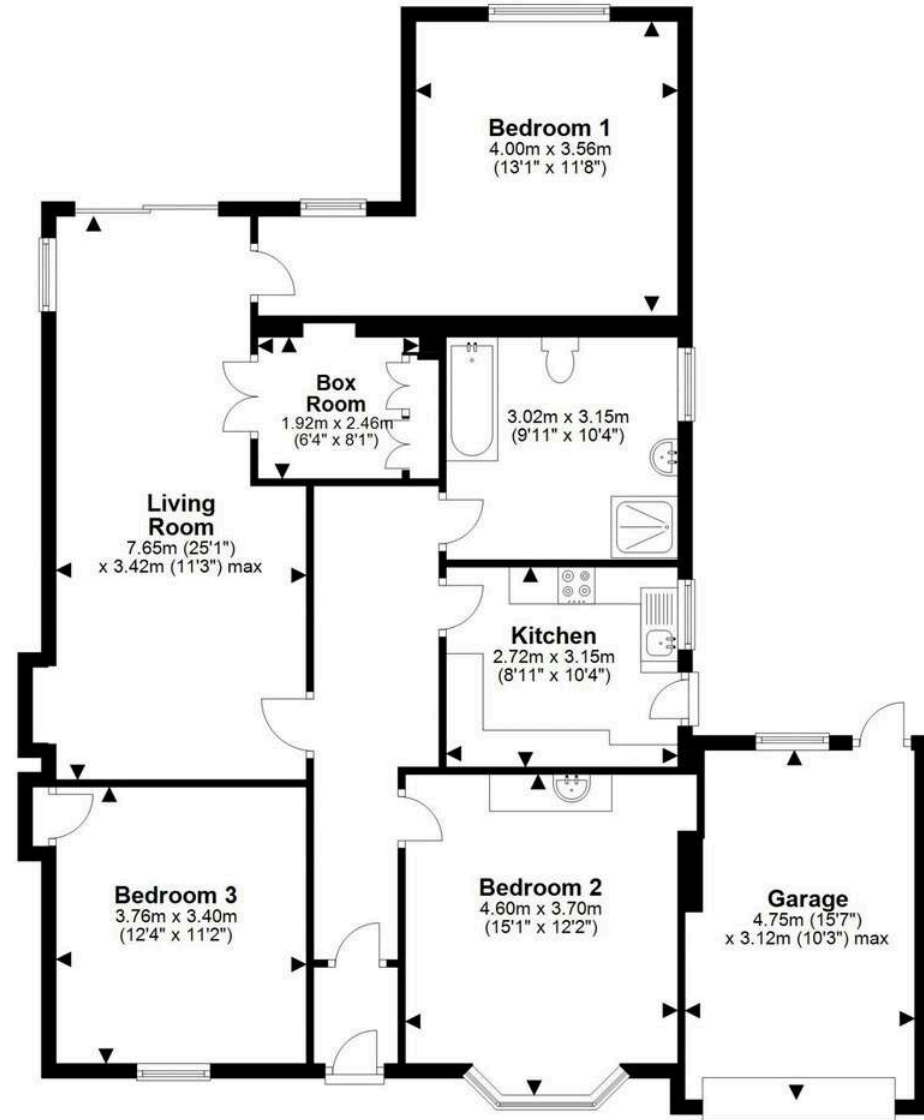


Property sold as seen

EPC Rating D

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 caf 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 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 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 education.





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

