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SOLICITORS & ESTATE AGENTS



14 Coillesdene Avenue
Edinburgh, EH15 2JG

Popular residential area
No onward chain
Coastal setting
Private gardens
A short walk from the beach
EPC: D
Council tax band: F

Offering an excellent opportunity for growing families or those seeking to downsize to single-level living, this well-presented and deceptively spacious three-bedroom detached bungalow enjoys a lovely glimpse of the sea to the front. Situated on a quiet residential street in the highly sought-after area of Joppa, the property further benefits from attractive private rear gardens, a single garage, and a driveway.

While well maintained, the property would benefit from selective modernisation, presenting an exciting opportunity for buyers to tailor the interior to their own taste and style. A wide range of local amenities can be found nearby in Portobello, including independent shops, cafés, and restaurants, while Portobello Beach and promenade provide the perfect setting for scenic coastal walks.

The accommodation comprises a welcoming entrance vestibule leading into a hallway with useful storage cupboard. To the rear, a spacious living/dining room features a large bay window that floods the space with natural light and offers a pleasant outlook over the garden, along with a press cupboard for additional storage. The fitted kitchen is equipped with both base and wall-mounted units, providing ample storage and worktop space, and benefits from direct access to the rear garden. Characterful touches such as solid wood worktops and a Belfast sink create a charming cottage feel.

The property offers three well-proportioned double bedrooms. The principal bedroom, located to the front, boasts a feature fireplace and a large bay window that fills the room with natural light. This versatile room could also serve as a second reception room if desired. Two further double bedrooms one to the front with and Edinburgh press cupboard for storage and another to the rear. A family bathroom, complete with WC, wash hand basin, and bath with shower over, serves the accommodation.

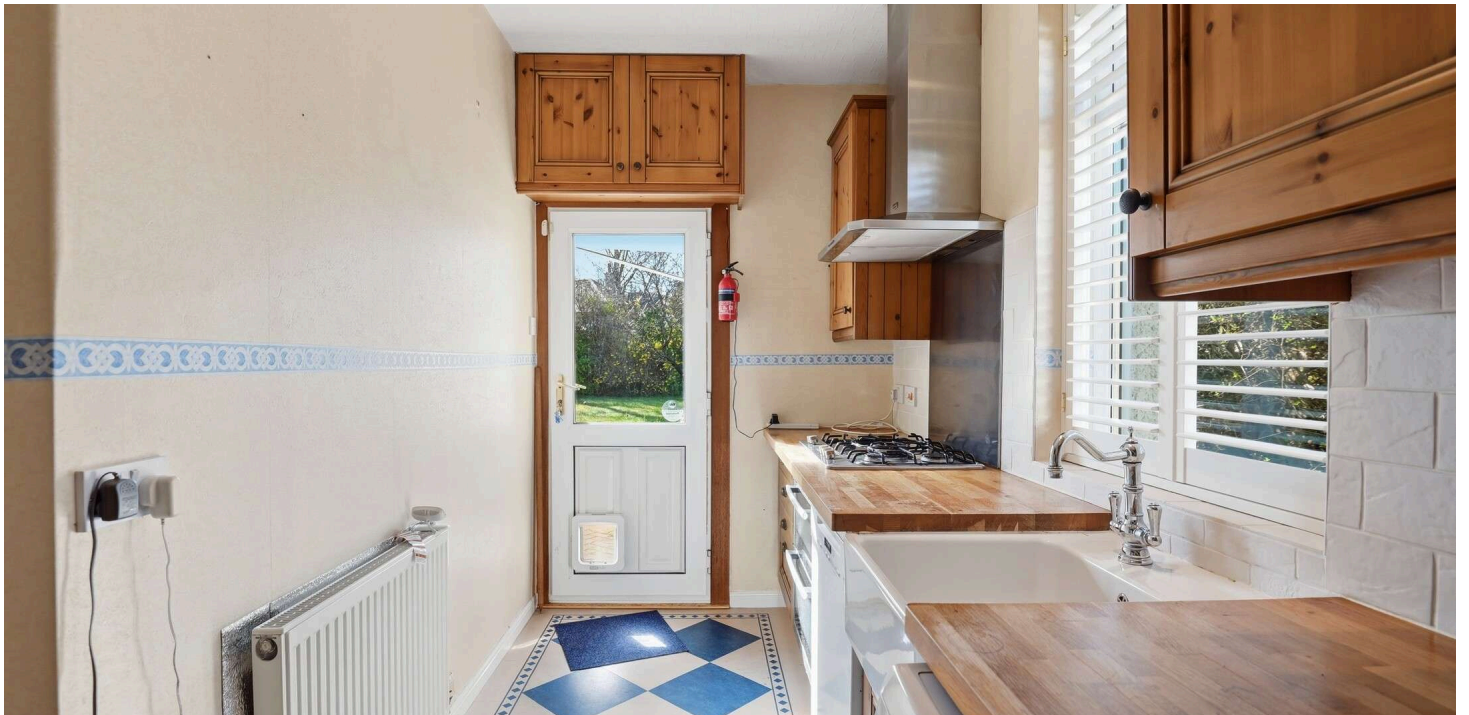
Externally, the property features a generous, sunny, and fully enclosed rear garden, offering excellent potential for extension (subject to the necessary permissions). The garden includes a shed and greenhouse, along with a neatly maintained lawn, mature hedging, and a block-paved patio—perfect for outdoor relaxation and entertaining. Access to the single garage is conveniently located to the side of the property.

To the front, a block-paved driveway provides off-street parking and access to the garage, which is equipped with both lighting and power. Additional on-street parking is readily available. The front garden is neatly presented, with a combination of lawn and planted borders enhancing the property's kerb appeal.

Location:

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.













Total: 1130 sq. Ft, 105 m2
 1st Floor: 1130 sq. Ft, 105 m2
 Excluded Areas: Walls: 87 sq. Ft, 8 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



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



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