



89 D Coillesdene Avenue, Edinburgh,  
EH15

**REVERE**



*Set within a popular residential area on the eastern outskirts of Edinburgh, this bright and well-presented first-floor flat offers well-balanced accommodation, making it an ideal choice for first-time buyers, professionals, or investors.*



# Key Features

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- Move-In Ready
- Modern Kitchen
- High-Efficiency Heating
- Energy Efficient Windows
- Outdoor Space
- Prime Location









Accessed via a communal stair, the property opens into a welcoming entrance hallway leading to a comfortable living room, creating a pleasant space for both relaxing and entertaining. Just off the living area, the kitchen is fitted with a range of modern wall and base units, providing ample storage and workspace.

The accommodation further includes a well-proportioned double bedroom and a modern shower room fitted with a sleek two-piece suite and shower.

Further benefits include gas-fired central heating powered by a high-efficiency combi boiler and uPVC double glazing throughout, ensuring comfort and efficiency.

Externally, residents enjoy access to communal garden grounds surrounding the building, while parking is readily available via shared resident areas and on-street options.



Conveniently located close to a range of local amenities and transport links, the property offers easy access to Edinburgh city centre and surrounding areas.

To arrange a viewing, please get in touch with a member of Team Revere today.







# REVERE HOME

Bedroom  
 13' 5" x 10'  
 4.09m x 3.05m

Kitchen  
 7' 5" x 10' 9"  
 2.26m x 3.28m

Living Room  
 12' 10" x 9' 11"  
 3.91m x 3.02m

Hallway  
 9' 4" x 4' 10"  
 2.84 m x 1.47 m

Bathroom  
 6' 8" x 5' 4"  
 2.03m x 1.63m

Storage

89D COLLESDENE AVENUE, EDINBURGH, EH15 2LW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 439 SQ FT / 41 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
[www.REVEREhome.co.uk](http://www.REVEREhome.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		73

**Tenure Type:** Freehold  
**Council Tax Band:** A  
**Council Authority:**

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