



6/1 Coillesdene House, 1 Coillesdene Drive

Edinburgh, EH15 2LX



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65sqm

EPC

C

AS Anderson
Strathern

6/1 Coillesdene House, 1 Coillesdene Drive Edinburgh, EH15 2LX

The property is strictly sold as seen

Enjoying wonderful views towards the Firth of Forth, this bright and spacious two-bedroom flat forms part of a well-maintained high-rise development benefiting from lift access and a secure entry system. Situated within an established residential setting, the property offers comfortable accommodation ideally suited to first-time buyers, professionals, or investors.

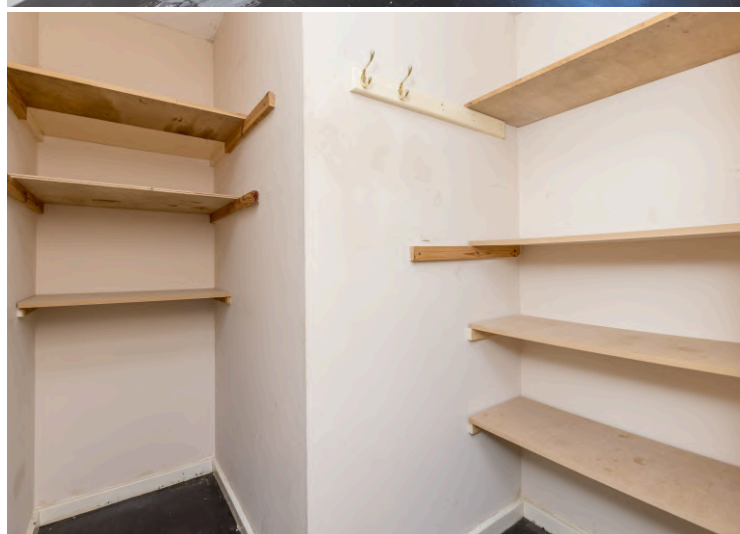
The accommodation comprises a welcoming entrance hall, a spacious living and dining room providing an ideal setting for both everyday living and entertaining, and a fitted kitchen accessed directly from the principal public room. There are two well-proportioned double bedrooms, either of which could be utilised as a home office, study, or hobby room, depending on individual requirements. A bathroom fitted with a three-piece suite completes the accommodation.

Residents also enjoy access to communal garden grounds and a large communal parking area. The flat forms part of a factored building and represents an excellent opportunity to acquire a spacious home with excellent potential.

Property features

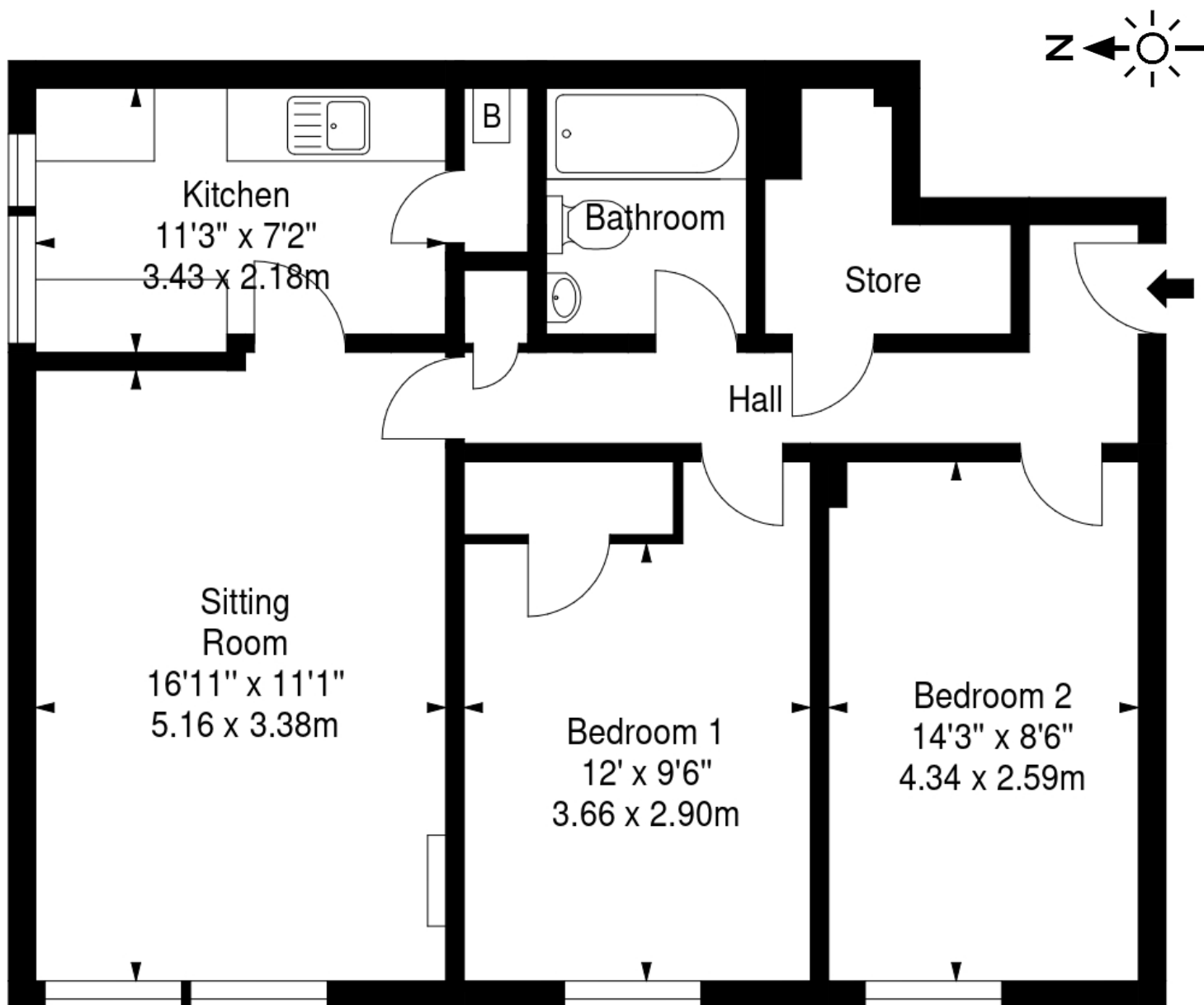
- Sixth floor flat
- Two double bedrooms
- Lift access
- Electric heating
- Double glazing
- Communal gardens





Location

Joppa is a residential suburb approximately 4 miles to the east of Edinburgh city centre. There are extensive local amenities in nearby Portobello including an array of shopping choices at Fort Kinnaird Retail Park. The parklands of Newhailes are also close at hand as are numerous golf courses and leisure activities. Excellent commuting advantages include rapid access to the City Centre, the A1, the city bypass and the motorway network of Central Scotland.



Sixth Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band A

Owners will share responsibility for the upkeep and repair of the building's common areas and roof through a communal maintenance contribution.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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