





Welcome

Located in Joppa, this stunning ground-floor flat is presented in immaculate condition throughout and has been meticulously maintained by the current owner. Offering spacious and versatile accommodation, the property would make an ideal home for a wide range of buyers. The accommodation begins with a welcoming entrance hall, which provides excellent storage (one cupboard has plumbing for washing machine) and access to all principal rooms. The generously proportioned lounge offers ample space for comfortable seating and dining furniture, creating a bright and versatile living area. The stylish modern kitchen is fitted with a range of contemporary units and integrated appliances (dishwasher and fridge/freezer), providing a practical and attractive space for everyday cooking and entertaining. There are two well-proportioned double bedrooms. Bedroom one benefits from built-in mirrored wardrobes, providing useful storage while also enhancing the sense of space. The second bedroom is also a comfortable double room and could alternatively be used as a guest bedroom, home office or additional reception space, depending on the purchaser's requirements. The contemporary bathroom is fully tiled and fitted with modern vanity units, together with a large walk-in shower. The room has been finished to a high standard and provides a stylish and practical suite.

A particular highlight of the property is the conservatory with underfloor heating, which provides fantastic additional living space and enjoys a lovely outlook over the gardens. This versatile room could be used as a dining room, home office, reading room or second sitting room, offering valuable flexibility.

Externally, the property benefits from a private garden with grass and a paved patio area, providing an ideal setting for outdoor dining, entertaining or simply relaxing in the open air. The garden offers a pleasant extension to the internal accommodation and is well suited to those seeking private outdoor space. There is also a communal drying green to the rear.

Further benefits include gas central heating, double glazing and ample on-street parking. The property is also ideally located within easy reach of Portobello Beach,





Joppa

Coillesdene Grove enjoys a fantastic location in the highly desirable Joppa area of Edinburgh, just minutes from the beautiful Portobello beachfront and promenade. The area offers the perfect blend of coastal living and city convenience, with an excellent selection of independent shops, cafés, restaurants and everyday amenities nearby.

Portobello's vibrant High Street, sandy beach and scenic promenade are all within easy reach, while excellent transport links provide convenient access into Edinburgh city centre and beyond. The City Bypass is also readily accessible, making this an ideal location for commuters.

With beautiful coastal walks, excellent local amenities and the beach practically on the doorstep, this is a superb location offering an enviable lifestyle within easy reach of the city.

Extras

Included in the sale are light fittings, washing machine, window coverings and garden shed

Get in touch

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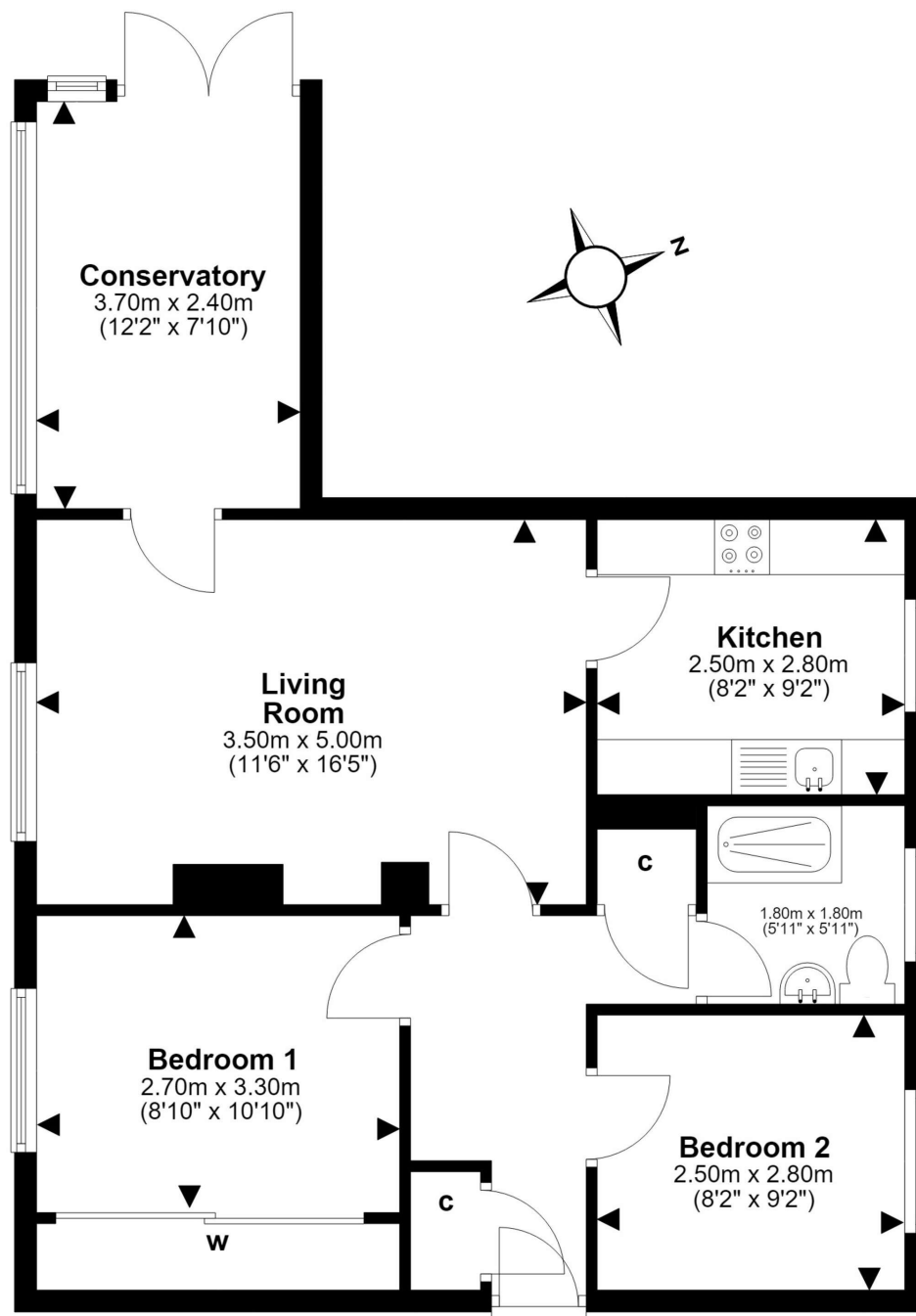
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CHARTERED FIRM

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