

Joppa, Edinburgh

10 COILLEDENE GROVE, EDINBURGH EH15 2JE

Beautifully presented terraced villa in the sought-after residential area of Joppa, with views to the Firth of Forth and within walking distance of Portobello.

WILSON WARD
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Description

Beautifully presented terraced villa, located in a sought-after area with access to excellent amenities including Portobello Beach and Promenade. The accommodation comprises of:

- Entrance Hallway.
- Lovely, dual aspect Lounge/Dining Room with a feature brick fireplace, multi-fuel stove and ample room for dining table and chairs.
- Kitchen is accessed from the Lounge/Dining Room and has an excellent range of modern wall and base units. Window and door leading to the rear garden.
- Useful upstairs storage cupboard.
- Three good sized Bedrooms, two with fitted storage.
- To complete the accommodation the property has a modern Bathroom with a shower over the bath, wall tiling and fitted vanity unit.
- The property benefits from Gas central heating and double glazing
- Front has been laid to lawn. To the rear the garden is tiered with a lower patio area and an upper area, landscaped with stone chippings and with a summer house.

Location

The sought after Joppa area is located to the east of the city centre, within walking distance of Portobello with its popular beach and promenade offering lovely tranquil walks and two play parks. Portobello has its own unique village feel with an excellent selection of independent shops and a variety of bars, restaurants and coffee shops. Musselburgh is nearby with its own beach and harbour. Fort Kinnaird Retail and Leisure Park with many high street brands, a cinema complex and restaurants, and Asda Hypermarket are both a short drive away. Other recreational facilities are the well-known Portobello Victorian swimming pool with gym, fitness classes and Turkish sauna facilities, a Sailing and Kayaking club and Five a Side Football Centre. There are several golf courses in the area as well as health/sports clubs. A frequent bus service operates to the city centre, 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 providing access to the main road networks. Schooling is well represented from nursery to senior level.

Extras

The hob, oven, extractor hood and integral washing machine, dish washer and fridge freezer are included in the sale.

Council Tax

Band C

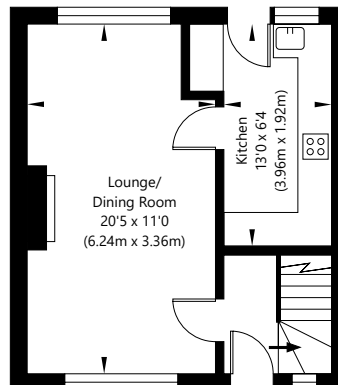
Viewing

By appointment with selling agents: Tel: 0131 467 7550

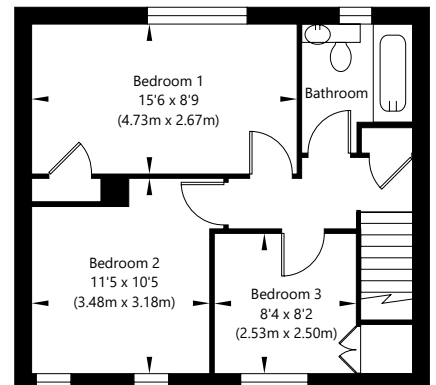
Approx. Internal Area 76.17 Sq M / 820 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.