



3/5 Coillesdene grove
Edinburgh, EH15 2JE

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"Coillesdene Grove is a charming two-bedroom top-floor flat, ideally situated within a quiet cul-de-sac"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- VESTIBULE
- HALL
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN
- RESIDENTS PARKING





LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

Coillesdene Grove is a charming two-bedroom top-floor flat, ideally situated within a quiet cul-de-sac in the highly sought-after Joppa district. Located just a short walk from Portobello Beach, the property would make an excellent first-time purchase or buy-to-let investment. Accessed via a well-maintained communal stairwell, the accommodation comprises: a welcoming entrance hall with two useful cupboards; a generously proportioned south facing living room, allowing an abundance of natural light to flood the room, together with ample space for a dining table and chairs; fitted kitchen boasting superb northerly aspects of the Firth of Forth and beyond; 2 spacious double bedrooms and a shower room which completes the accommodation on offer. Further benefits include gas central heating, double glazing, unrestricted on-street parking, excellent local amenities and convenient transport links.

EPC RATING

The energy efficiency rating for this property is band C

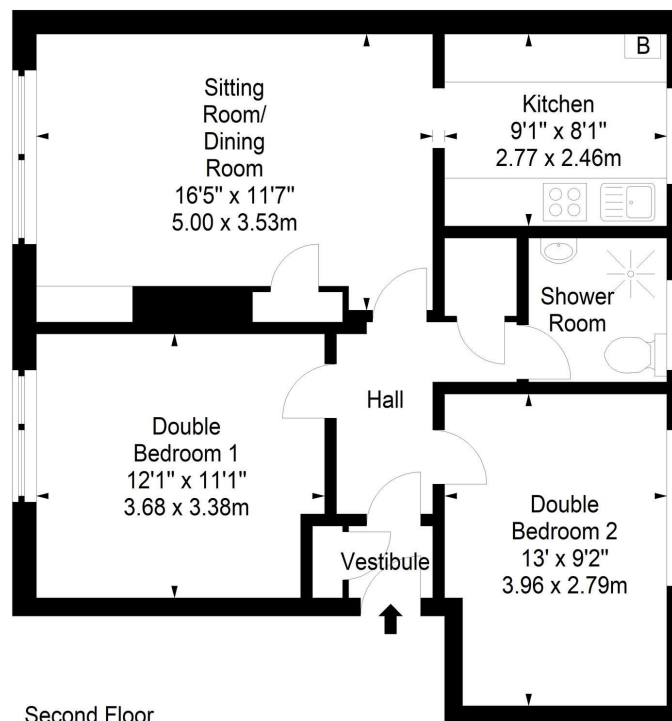
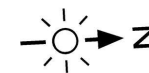
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Coillesdene Grove,
Edinburgh,
Midlothian, EH15 2JE



Approx. Gross Internal Area
655 Sq Ft - 60.85 Sq M
For identification only. Not to scale.
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espc

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