



109 Coillesdene Avenue
JOPPA | EDINBURGH | EH15 2LQ


warners
solicitors & estate agents



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Located in the popular coastal suburb of Joppa, this spacious four-bedroom detached home offers well-proportioned accommodation arranged over three levels, with beautiful water views from the impressive master bedroom.

The property opens into an entrance hallway leading to a bright and spacious living room, featuring a charming log burner. The large kitchen provides ample worktop space and a good range of floor and wall-mounted units. To the rear is a separate dining room and conservatory, with a convenient WC completing the lower level.

On the first floor are three generous bedrooms and a shower room with a two-piece suite and separate shower cubicle.

The top-floor master bedroom benefits from built-in storage, an en-suite shower room and beautiful views over the water.

Externally, the property benefits from a private driveway, single integral garage and front garden, while the fully enclosed rear garden provides a private outdoor space ideal for relaxing and entertaining.

- Four bedroom link detached house
- Sought after Joppa location
- Sea views from master bedroom
- Dining room and conservatory
- Log burner
- Double glazing and gas central heating

Energy Rating D. Council Tax F.

All fittings fixtures integrated kitchen appliances, fridge, fridge freezer, dishwasher, washing machine and tumble dryer will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sought after Joppa area lies to the east of the city centre. The property is well placed to take advantage of the superb range of amenities Portobello has to offer which includes a choice of bars, restaurants and the highly rated Beach House caf on the promenade. The beach and promenade has a refurbished Victorian swimming pool, gym and Turkish sauna facilities, as well as sailing and kayaking clubs, an indoor child play area, football pits and two play parks. Further local shopping facilities can be found in neighbouring Musselburgh whilst the Fort Kinnaird retail and leisure complex is a short drive away. A frequent bus service is on hand and operates to 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. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for further and higher education.



