







40 Coillesdene Avenue

Edinburgh, EH15 2JR

A

"40 Coillesdene Avenue is a beautifully presented and rarely available, extended three-bedroom detached bungalow"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- SHOWER ROOM
- FRONT & REAR GARDENS
- DRIVEWAY























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 and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. 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. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. 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 G, however, please check with the local authority.

DESCRIPTION

Coillesdene Avenue is a beautifully presented and rarely available, extended three-bedroom detached bungalow, offering generous family-sized accommodation and impressive private gardens. Situated within the highly sought-after area of Joppa, the property enjoys an enviable location just a short distance from the picturesque Portobello Beach and the vibrant amenities of Portobello High Street. Combining spacious accommodation with a superb setting, early viewing is highly recommended.

The accommodation, extending to approximately 135 sq m and arranged over one level, comprises: entrance vestibule with original hardwood flooring continuing throughout, leading to a welcoming central hallway; spacious south-facing sitting room with patio doors opening directly onto the beautiful south-facing garden; impressive open-plan living/dining room, situated to the rear, with patio doors providing access to a secluded and private patio area; fully fitted modern kitchen with skylight; generous principal bedroom with bay window and shutters; second double bedroom; third double bedroom; spacious family bathroom featuring a large walk-in double shower and freestanding bath; and a separate shower room, completing the accommodation on offer.

Externally, the property benefits from a driveway, alongside a low-maintenance front garden. The extensive rear garden, accessed via the side return, provides a wonderful private outdoor space, featuring a wealth of mature plants, shrubs and trees, together with an attractive patio area, ideal for outdoor entertaining and enjoying the summer months. Further benefits include gas central heating and double glazing.

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.

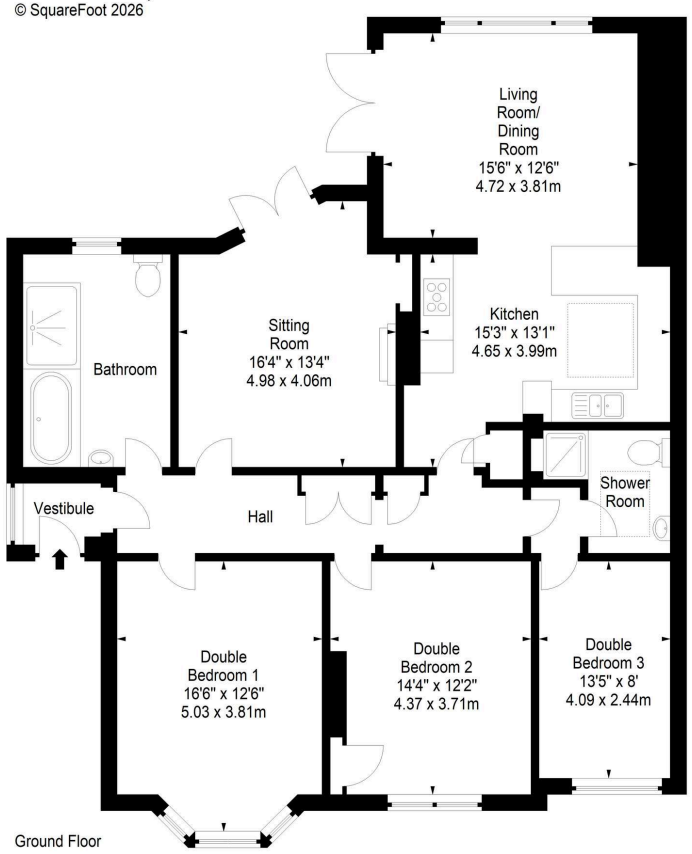




Coillesdene Avenue,
Edinburgh,
Midlothian, EH15 2JR

SquareFoot

Approx. Gross Internal Area
1458 Sq Ft - 135.45 Sq M
For identification only. Not to scale.
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