



**96 Coillesdene Avenue**  
Edinburgh, EH15 2LG

**A**

# "96 Coillesdene Avenue is an immaculately presented, rarely available detached house with well maintained front and rear gardens in a much sought after location"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- BEDROOM 4 (SINGLE)
- SHOWER ROOM
- BATHROOM
- WC
- ATTIC WITH STORAGE
- FRONT & REAR GARDENS
- SUMMER HOUSE OUTBUILDING
- DRIVEWAY & GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



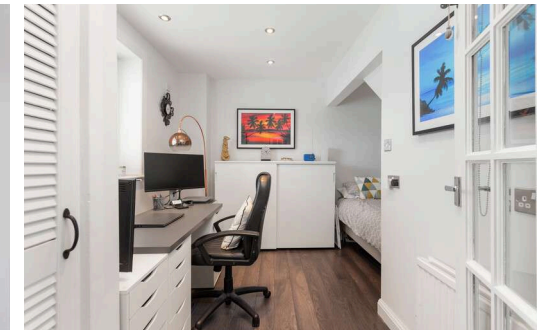


## LOCATION

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. 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 (Jewel & Esk Campus) 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. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street. Sea swimming has become an increasingly popular year round activity.

## COUNCIL TAX

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



## DESCRIPTION

96 Coillesdene Avenue is a beautifully presented and rarely available, 4 bedroom detached house offering family-sized accommodation in genuine move-in condition.

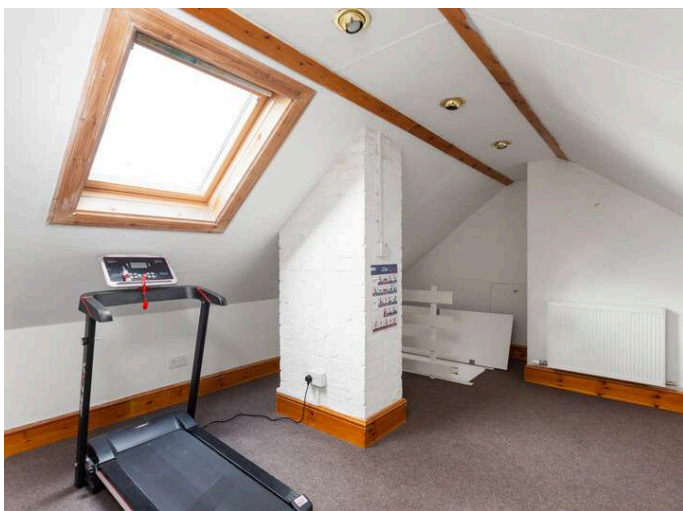
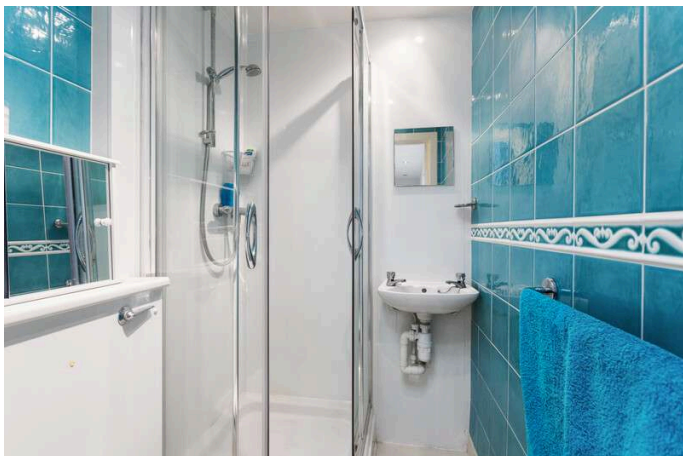
Located in an enviable part of Joppa, a short distance from Portobello Beach and High Street, the property comprises: entrance vestibule; welcoming hallway leading to porch with access to rear garden; tastefully decorated living room with feature fireplace and ample space for dining table and chairs; well equipped kitchen; bright and spacious conservatory with access to rear garden; bedroom 3 / study; carpeted stair to upper landing; well-proportioned rear facing double bedroom 1; rear facing double bedroom 2 with built-in mirrored wardrobe; bedroom 4 with stairs leading to fully floored attic with storage space off; contemporary bathroom with vanity unit and electric shower over bath and shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; front garden with driveway and garage; generous sized, enclosed rear garden which is laid to lawn with patio area and summer house outbuilding; unrestricted street parking; excellent local amenities and great transport links.

## EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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