



**14 Coillesdene Crescent**  
Edinburgh, EH15 2JH

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# "14 Coillesdene Crescent is a captivating 1930s detached bungalow nestled on a prestigious residential street in the highly sought-after area of Joppa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- GARDEN ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GARAGE
- DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GOOD LOCAL AMENITIES





14 Coillesdene Crescent, Joppa, Edinburgh, EH15 2JH





### 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 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 F, however, please check with the local authority.



### DESCRIPTION

14 Coillesdene Crescent is a captivating 1930s detached bungalow nestled on a prestigious residential street in the highly sought-after area of Joppa, just a stone's throw from the picturesque Portobello Beach and Promenade. This delightful property exudes charm and character, offering bright and spacious accommodation complemented by a private garden, single garage, and driveway. While the bungalow does require modernisation throughout, it boasts superb development potential, subject to obtaining the appropriate local authority consents, making it an exciting opportunity for those looking to create their dream home. Early viewing is highly recommended to fully appreciate its potential. The accommodation comprises: welcoming entrance vestibule with a glazed door leading to an inviting hall; bay-windowed living room featuring a charming fireplace and a stairway leading to the first floor; well-proportioned kitchen with an adjoining garden room; generous master bedroom 1 with French doors opening to a beautifully enclosed south-facing garden; front facing double bedroom 2; twin-aspect double bedroom 3 offering elevated views across the Firth of Forth and a shower room completing the interior space. Externally; the property boasts an enclosed front garden and south-facing rear garden, predominantly laid to lawn and adorned with mature trees. Additional benefits include gas central heating and double glazing.

### EPC RATING

The energy efficiency rating for this property is band D

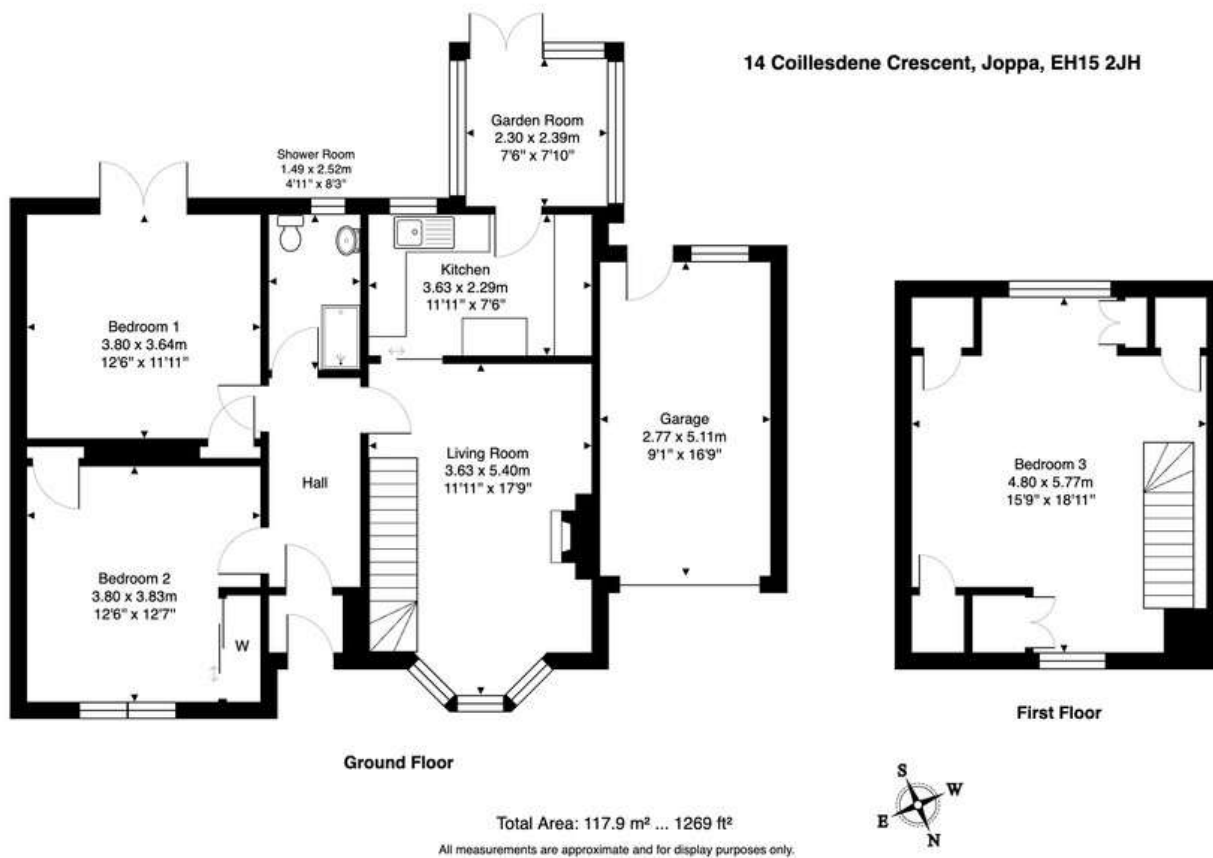
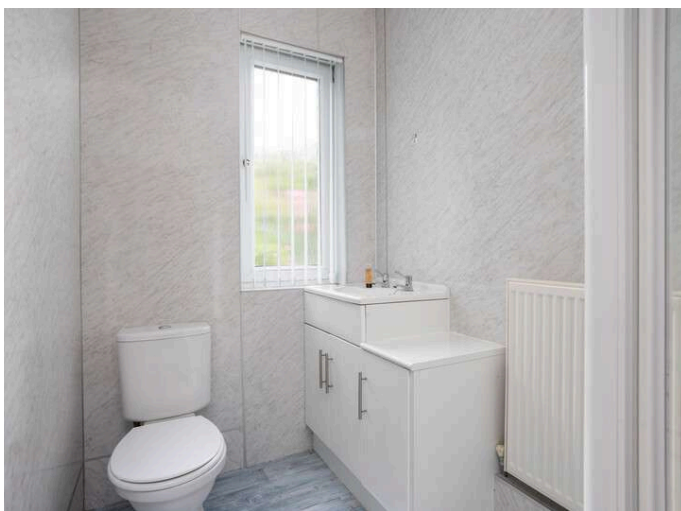
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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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