










Offers Over
£310,000

8 Coillesdene Grove

Joppa | Edinburgh | EH15 2JE

Impressive, well presented end-terraced villa with sizeable private gardens to the front, side and rear with large outbuilding, quietly positioned within a cul-de-sac setting in the highly regarded Joppa district of the city. The property enjoys ease of access to a host of excellent amenities together with superb transport links with the delightful open space of Portobello beach and promenade just a short walk away.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band – C



Description

Offered to the market in true move-in condition, this delightful family home has undergone an extensive programme of refurbishment over time including rewiring, replumbing, new kitchen and bathroom, replacement boiler, external and internal doors together with real wood floor and multi-fuel burner within the lounge, to name but a few! This stunning home which affords delightful sea views from the front facing upper rooms, is a must see to be fully appreciated! Undoubtedly appealing to families and professionals alike, the property comprises; entrance hallway with staircase to the upper landing. There is a 20' dual aspect lounge/diningroom with feature multi-fuel burner and real wood flooring. The stylish kitchen/diner which benefits from good built-in storage, is fitted with a range of wall and base units with built-in Bosch gas hob, electric oven and hood. Door to side provides access to the side/rear garden. Upstairs houses the three good sized bedrooms, two with built-in storage facilities and the principal bedroom affording excellent sea views. The contemporary bathroom comprises of a white three piece suite with wash hand basin set within vanity unit with mains shower over bath. Further benefits include a part-floored attic, double glazing together with gas central heating with combi boiler.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in Bosch gas hob, Bosch electric oven and hood. It should be noted that the wardrobes within Bedroom 1 can be included in the sale if desired.

Gardens and parking

The property benefits from good sized gardens to the front, side and rear. The rear garden is tiered with a paved patio with shed and steps leading to the large area of lawn housing the outbuilding with power supply, light, window and solar panel. Currently utilised as a gym by the present owners, yet offering a great deal of versatile, with potential as a home office, garden bar or kids play room. Attached and with door to side is the shed. Ample unrestricted parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





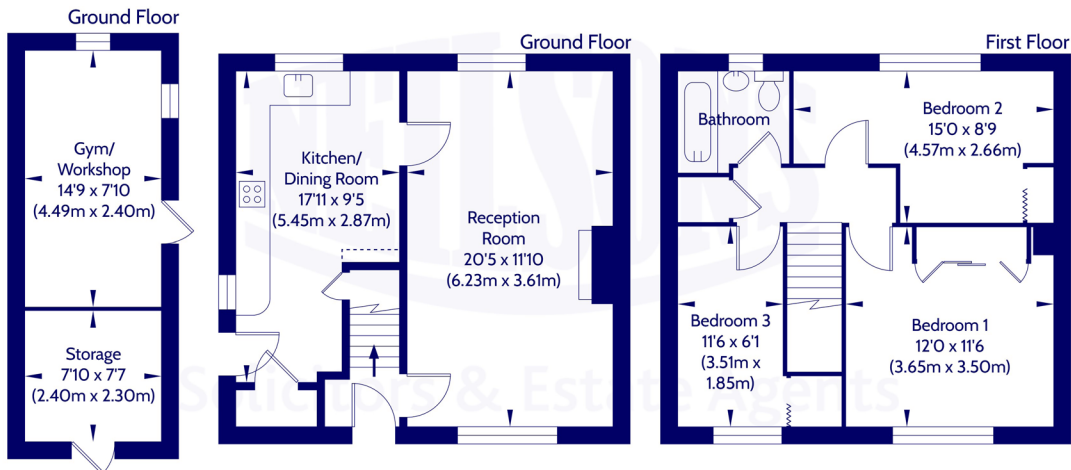
Location

Joppa is a much-sought after residential district to the east of Edinburgh city centre, bordered by the seaside area of Portobello and Musselburgh, the gateway to beautiful East Lothian. This high amenity area offers a wealth of local shops and services within walking distance of this property and excellent transport links to the city centre and surrounding areas with frequent local bus services and Brunstane train station. By car, the A1 and City Bypass can be easily reached. Schooling is well represented from nursery to secondary level with Queen Margaret University close at hand in neighbouring Musselburgh. Further shopping and entertainment can be found a short drive away at Fort Kinnaird and a wealth of recreational facilities are available locally including gyms, a swimming pool, Portobello Beach and delightful coastal walks.





Approx. Gross Internal Floor Area 82.28 Sq M / 885 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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