



86 Coillesdene Avenue
Edinburgh, EH15 2LG

A

"86 Coillesdene Avenue is beautifully presented, bright and spacious linked-detached family home"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FLOORED ATTIC
- BATHROOM
- GAS CENTRAL HEATING
- TRIPLE GLAZING
- FRONT & REAR GARDENS
- GARAGE & 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.

COUNCIL TAX

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



DESCRIPTION

Offering elevated views across the Firth of Forth, 86 Coillesdene Avenue is beautifully presented, bright and spacious linked-detached family home situated within a couple minutes' walk of Portobello Beach. Offered to the market in genuine move in condition, the accommodation comprises: entrance vestibule; hallway; kitchen diner with base and wall units and storage cupboard and space for a dining table; living room overlooking the garden with patio door; upstairs there are two double bedrooms and one single bedroom; family bathroom and a floored attic room.

Further benefits include gas central heating and triple glazing throughout. To the rear of the property there is a large south facing garden in which to relax and entertain with a feature summer house and to the front of the property there is a driveway leading to the single garage, which can also be accessed from inside the house. Planning permission obtained for conversion to additional Public room, Utility and Shower room

EPC RATING

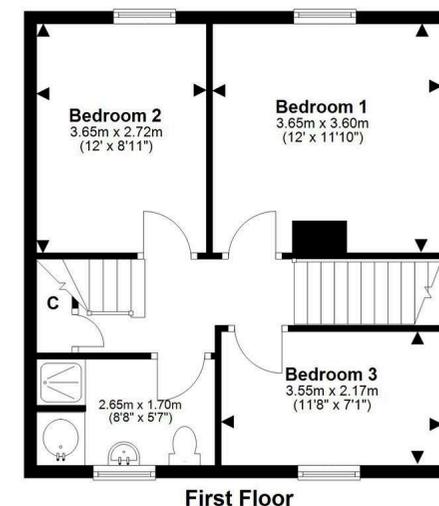
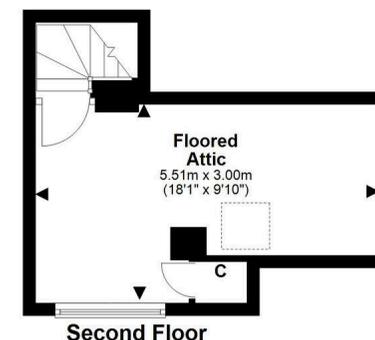
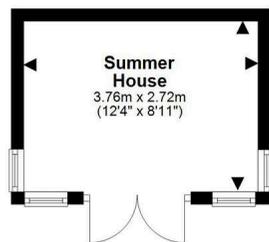
The energy efficiency rating for this property is band C.





86 Coillesdene Avenue, Joppa, Edinburgh, EH15 2LG

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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
 For details of the internal floor area, please refer to the Home Report.



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