

8/4 Coillesdene House  
1 Coillesdene Drive  
Joppa  
EH15 2LX









Bright and spacious two bedroom eighth floor flat with fabulous views and forming part of Coillesdene House, a prominent landmark in the highly desirable area of Joppa, some 4 miles east of Edinburgh's City Centre. The location offers excellent amenities and proximity to the seafront at both Joppa and neighbouring Portobello. The local area features a wide choice of shopping facilities, whether at the nearby retail complex of Fort Kinnaird or the lovely traditional shops along Portobello and Musselburgh High Streets. Regular buses provide quick access to the City Centre and the city by-pass is just a short drive away. In addition there is a train stop at Brunstane.

The recreational options are wide and varied too, with convenient access to parks including the parklands of Newhailes, well regarded golf courses, walks, swimming pools and leisure centres, with a Leisure Club and Spa in the Kings Manor Hotel which is located nearby and lovely seaside walks along the coast. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield.

Internally the property is in fair decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale together with all fitted curtains and blinds.

The property is set in mature garden grounds and benefits from a secure clothes drying room.

## PROPERTY DETAILS

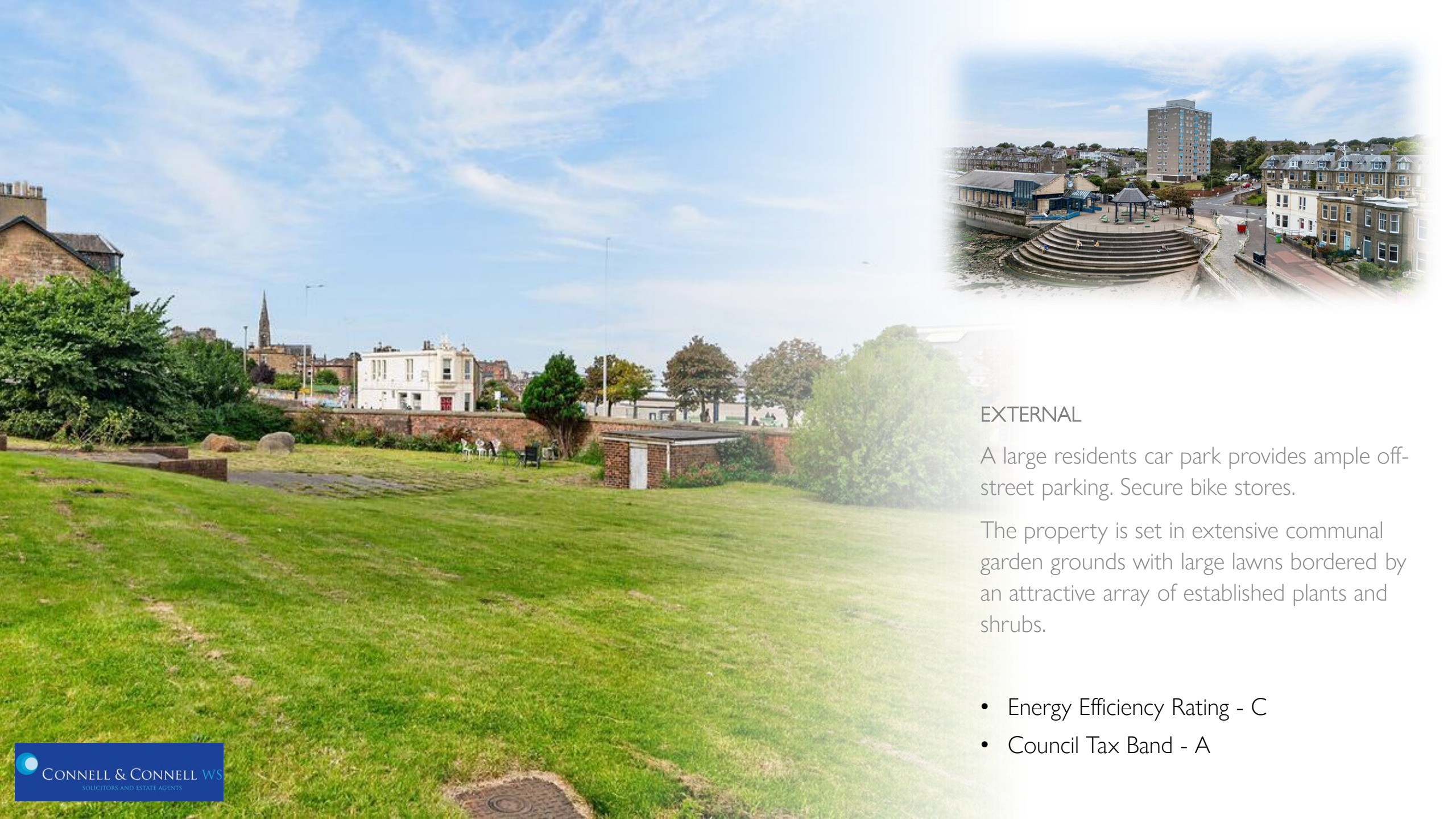
- Welcoming entrance Hall providing access to all rooms. Entryphone handset. Large walk in store / cupboard. Additional built-in cupboard.
- Bright and spacious Lounge / Dining Room with window to front with views over the City to Arthurs Seat and Portobello beach and promenade. Feature fireplace with wooden mantel. Space for dining table and chairs.
- Attractive Shaker style fitted Kitchen with window to side with open views. Integrated electric hob and oven. Space for fridge / freezer. The washing machine is included in the sale. Ample work surfaces with stainless steel sink with drainer.
- Large Double Bedroom with window to front again with open views. Large built-in cupboard.
- Second good-sized Double Bedroom with window to front.
- Shower Room with white two-piece suite comprising wash hand basin and W/C. Shower compartment with electric shower.



Viewing by appointment on 0131 524 3800





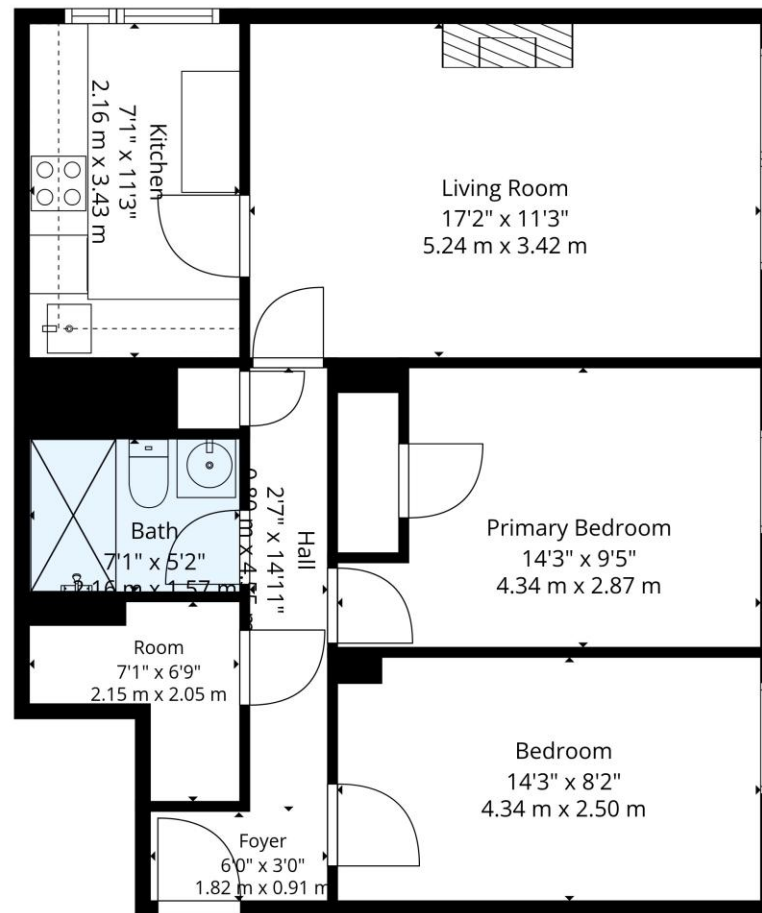


## EXTERNAL

A large residents car park provides ample off-street parking. Secure bike stores.

The property is set in extensive communal garden grounds with large lawns bordered by an attractive array of established plants and shrubs.

- Energy Efficiency Rating - C
- Council Tax Band - A



**Total: 699 sq. Ft, 65 m2**  
 8th Floor: 699 sq. Ft, 65 m2  
 Excluded Areas: Walls: 55 sq. Ft, 5 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

