



**2 COILLEDENE TERRACE  
JOPPA  
EDINBURGH  
EH15 2JN**

**OFFERS OVER  
£480,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS

**SPACIOUS  
AND EXTENDED  
DETACHED BUNGALOW  
SET IN A LARGE CORNER  
PLOT IN A POPULAR  
RESIDENTIAL AREA  
CLOSE TO EXCELLENT  
LOCAL AMENITIES**

VIEWING:  
SUNDAY 2 - 4 PM OR  
TELEPHONE 07855 783 228  
OR AGENTS 0131 524 3800  
FOR AN APPOINTMENT

Attractive and extended detached bungalow conveniently located in the popular residential area of Joppa approximately 4 miles east of the City Centre. Portobello, with its excellent range of shops and amenities, is within easy reach by bus or car and there are supermarkets close by at Portobello (Morrisons and Aldi) and The Jewel (Asda). Also nearby is Fort Kinnaird Shopping Centre, home to a broad range of shops, stores, restaurants and a cinema.

There is an excellent bus service providing easy access to all areas of the city and a good local road network with the Edinburgh City Bypass and the A1 close at hand. For leisure and recreation, Holyrood Park, Duddingston Loch, Duddingston Golf Course, Portobello Public Golf Course and Meadowbank Sports Centre (currently undergoing an extensive redevelopment and due to reopen in 2020) are all nearby.

Schooling is well catered for at nursery, primary and secondary levels and Queen Margaret University campus is located close by.

Internally the property offers bright, spacious and flexible family accommodation with the benefit of both gas central heating and double glazing. Extensive storage facilities.



## PROPERTY DETAILS

- \* Vestibule with tiled floor and astragal door to hall.
- \* Welcoming and spacious entrance Hall with carpeted staircase to upper floor.
- \* Bright and spacious Lounge with windows overlooking the rear garden and open plan to a large Dining Area with feature fireplace and space for a good sized dining table and chairs.
- \* Fully fitted Dining Kitchen with matching wall and base units and space for dining table and chairs.
- \* Utility Room with plumbing for washing machine.
- \* Large Master Bedroom with built in wardrobes and windows to rear.
- \* Four Double Bed rooms.
- \* Family Room / Double Bedroom.
- \* Bathroom with white three piece suite.
- \* Shower Room with shower compartment, WC and wash hand basin.

ENERGY EFFICIENCY RATING: E



## EXTERNAL:

- \* The property is set in an extensive plot with lovely private gardens including a well maintained front lawn bordered with established plants and shrubs and a large south-facing rear garden again with an attractive array of established plants, shrubs and trees. Patio with space for garden furniture. The garden shed and greenhouse are included in the sale.
- \* A driveway provides off street parking and leads to a single garage with up and over door, power and light.





Photographs and floor plan by Mike Dooley Photography 07730 560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.