



27 Coillesdene Crescent, Edinburgh, EH15 2JJ

Tastefully Presented and Spacious, Three-Bedroom, Detached Bungalow

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  **Zoopla**
find your happy

Property Description

Tastefully presented and spacious, three-bedroom, detached bungalow, with immaculate gardens, a driveway and a garage. Positioned in an elevated and desirable residential side street, located in the Joppa area, east of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, sun room, three double bedrooms, and a shower room.

With a flexible floor plan and a semi-converted loft space, the sought-after property type offers exciting scope for development. Generously proportioned rooms include feature fireplaces, bespoke storage units, tall ceilings, good natural light and a modern shower.

There is gas central heating, double glazing, and additional storage provision, including eaves spaces, and the garage with power and lighting.

Externally, the enviable gardens feature an eclectic mix of tall and flowering shrubbery, with a lawn and shed to rear.

The welcoming vestibule provides access to all rooms within this thoughtfully designed bungalow, which benefits from generous storage throughout. The spacious living room is a standout feature, with soft carpeted flooring, a central light fitting, and a large picture window that floods the space with natural light. A charming fireplace creates a warm focal point, making this an inviting area for both everyday family living and entertaining guests. The well-appointed fitted kitchen is equipped with stone-effect worktops, tiled-effect flooring, and a tiled splashback surround. It includes a sink with a drainer, a washing machine, a fridge, a freezer, and a cooker with a gas hob, offering everything needed for modern-day convenience. The sunroom, located just off the kitchen, provides a bright and versatile space that can be enjoyed year-round. With ample natural light, it is ideal as a relaxing retreat, a reading nook, or even a hobby space overlooking the garden.

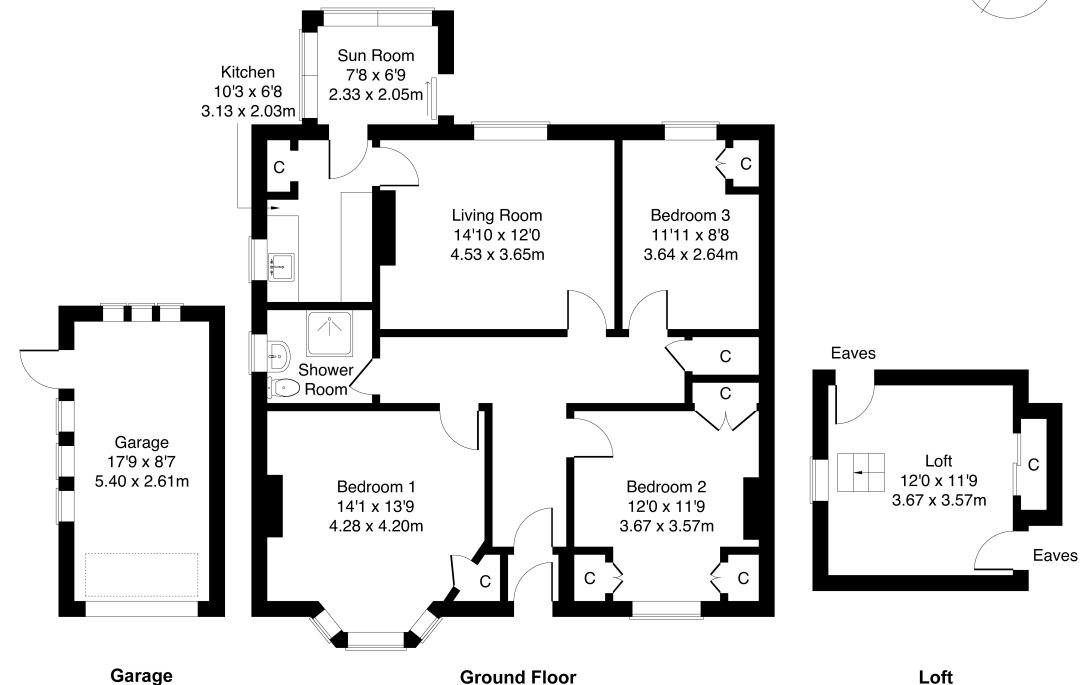
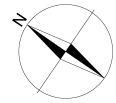
The property offers three well-proportioned bedrooms, all carpeted and featuring built-in storage cupboards. Bedroom one also benefits from a fireplace, adding a touch of character. At the same time, all three rooms offer comfortable accommodations with the flexibility to suit family living, guest use, or as a home office. The fitted shower room features a stylish tiled and stone-effect splashback surround, stone-effect flooring, and a central light fitting. In addition, the loft offers excellent versatility. Currently set up as a bedroom, it includes a skylight window that brings in natural daylight, carpeted flooring, and a built-in storage cupboard with attractive wooden sliding doors.

The living room and bedroom one are virtually staged with our compliments.



27 Coillesdene Crescent, Edinburgh, EH15 2JJ

Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



Area Description

Joppa is a highly regarded residential neighbourhood situated on the southern shores of the Firth of Forth. It offers a peaceful coastal setting while remaining well connected to the city. Nearby Portobello High Street provides a vibrant mix of independent retailers, including cafés, a bookshop, butcher, fishmonger, bakery, greengrocer, and an Aldi supermarket. Additional shopping and dining options can be found at The Jewel and Fort Kinnaird, which feature major high-street brands, supermarkets, restaurants, and a multi-screen cinema. The sandy beach and seafront promenade of Portobello are within easy walking distance, offering a scenic setting for walks, outdoor activities, and relaxation.

spaces such as Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park are also close by. Portobello Leisure Centre provides excellent facilities including swimming pools, a spa, Turkish baths, gym, fitness studios, and soft play areas. The area is well served by a range of respected schools for all age groups and benefits from proximity to Edinburgh College and Queen Margaret University. Joppa enjoys excellent transport links with regular bus services to the city centre, a nearby rail station at Brunstane, and convenient access to the A1, the city bypass, and major road routes.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

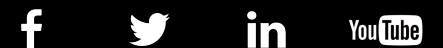
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.