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3f1, 1 Coillesdene House, Coillesdene Drive, Edinburgh, EH15 2LX

Light & Tastefully Presented, Two-Bedroom Third-Floor Flat with Exceptional Skyline Views

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Property Description

Light and tastefully presented, two-bedroom, dual aspect, third-floor flat, with exceptional skyline views to Portobello, Fife and the Forth Estuary. Forming part of an established residential development adjacent to the waterfront of Joppa, east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Rarely available highlights include a modern fitted kitchen and bathroom, new hallway flooring and storage, including a walk-in hall store. In addition, there is electric heating, double glazing, a secured entry system, lift service, a residential car park and garden grounds.

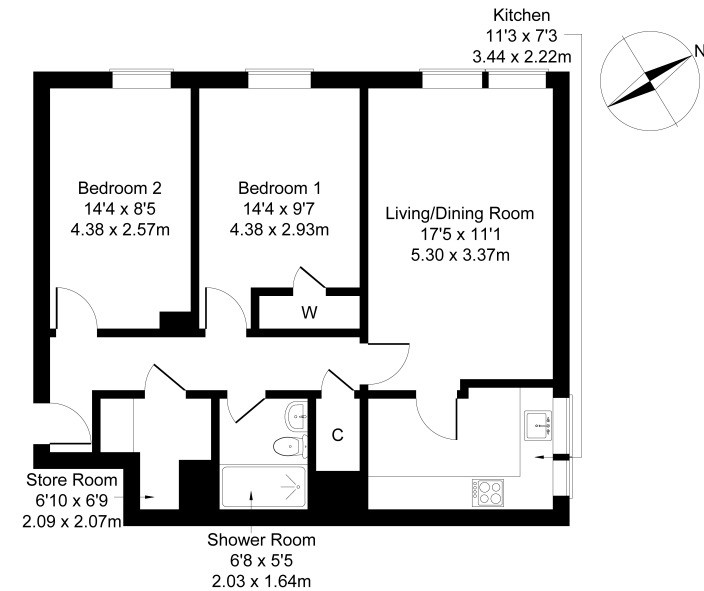
A welcoming entrance leads into the property, providing access to all rooms and setting a pleasant tone throughout. To the rear, the living room offers a cosy and inviting space, complete with carpeted flooring that adds warmth and comfort. Adjacent to this is the well-presented kitchen, featuring wood-effect flooring and matching countertops, complemented by a tiled-effect splashback.

The kitchen also includes a stainless-steel sink with a drainer, an integrated oven, an electric hob with a canopy above, and a dishwasher, making it both functional and stylish. Towards the front of the property, both bedrooms are finished with soft, carpeted flooring, with Bedroom One benefiting from a built-in cupboard that provides useful storage space. Completing the home is a modern three-piece shower room fitted with an electric shower, offering a clean and practical finish to this well-laid-out property.



3/1 Coillesdene House, Seaview Crescent, Edinburgh, EH15 2LX

Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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, a butcher, a fishmonger, a bakery, a 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, a 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.





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