



Joppa

82 Coillesdene Avenue,
EH15 2LG

Offers Around
£275,000

drummondmiller LLP
your property partner



- Substantial 1950's link detached villa in a much sought after location.
- Within walking distance of the promenade, beach and local amenities.
- Would now benefit from modernisation and upgarding.
- Excellent potential, generously proportioned accommodation and double glazing.
- Three public rooms, kitchen, three bedrooms, bathroom and WC.
- Drive, garage and large private gardens.

Accommodation, in brief, comprises:

Entrance vestibule, reception hall, sitting room, dining room, kitchen, inner hall, sun room and galleried study. Rear hall providing access to the garage. Upper landing, three bedrooms and bathroom.

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Portobello and Joppa enjoy an attractive seaside location on the southern shore of the Firth of Forth only a few miles east of Edinburgh City Centre. Founded by the Victorians, its panoramic vista and sandy beach continue to attract purchasers of all age groups. It is a well established community with several pleasant parks and comprises many elegant period homes and grand tenements. Conveniently located only four miles from Princes Street, Joppa is readily accessible to fast main roads linking with the City Bypass and motorway connections. There are several local shops, schools, banks and other amenities. Within easy reach is the well established market town of Musselburgh where recreational pursuits are varied including a golf course, bowling, modern gymnasium, leisure clubs and cycle routes. Excellent bus services and a rail link are available at nearby Brunstane station.

Coillesdene Avenue is a well established residential location accessible from Milton Road East and the Musselburgh Road. The property offered for sale is a substantial link detached villa, dating back to the 1950's, offering exceptionally well proportioned accommodation ideal for a modern family, the property benefits from double glazing, a garage and private gardens. Whilst some modernisation is now required, the property does boast excellent potential. Some alteration which has taken place includes the creation of a large sun room which directly overlooks the rear garden and features a galleried study area or work space. To fully appreciate the space on offer, internal viewing is highly recommended.

Entrance Vestibule

The property is entered from an opaque glazed door into a vestibule with parquet flooring and an inner glazed with opaque side panel.

Reception Hall

Again with parquet flooring the main reception hallway is fitted with a storage heater, picture rail, ceiling coving and carpeted staircase rising to the upper landing. Pass doors provide access to the sitting room, kitchen, inner hall and rear hall.

Sitting Room 11'11" x 21'1" (3.63m x 6.42m)

Exceptionally well proportioned and gaining maximum natural light from two windows overlooking the rear garden, the principal public room features solid timber flooring, ceiling coving and an inset electric fire. Double doors provide access to the dining room.

Dining Room 8'10" x 10'3" (2.89m x 3.12m)

Providing additional living space or a formal dining room, accessible from both the sitting room and kitchen, with solid timber flooring, ceiling coving and a window overlooking the front garden.

Kitchen 10'11" x 11'9" (widest by longest) (3.32m x 3.58m)

Storage units are provided at both floor and eye level which incorporate a traditional Aga, which also provides heating throughout the property. There is a free standing washing machine and fridge freezer to be included the sale price. Ample work surface houses an inset stainless steel sink with drainer, mixer tap and splash back tiling. There is ceiling coving, vinyl flooring and a window to front.

Inner Hall

With solid timber flooring this inner hallway provides access to the sun room and downstairs cloakroom/WC.

Sun Room & Study 9'2" x 12'7" (2.79m x 3.83m)

Created some 30 years ago, this bright sun room with window and patio doors overlooking the rear garden, provides additional living space with part timber and tiled flooring. There is a solid timber staircase rising to a galleried study or work space, again with timber flooring and windows to rear.

Cloakroom/WC

With an opaque window to side, this useful compartment is installed with a WC, wash hand basin and solid timber flooring.

Rear Hall

This useful hallway provides access to the integral garage while a further external door leads into the rear garden.

Upper Landing

With fitted carpet, deep walk in store cupboard and attic hatch, the upstairs landing provides access to the three bedrooms and bathroom.

Bedroom One 11'8" x 11'10" (3.55m x 3.60m)

The principal bedroom features built in wardrobes, ample space for free standing furniture, a fitted carpet and a window to rear.

Bedroom Two 9'1" x 12'0" (2.78m x 3.65m)

Also to the rear of the property is a second large double bedroom again with fitted carpet and ceiling coving.

Bedroom Three 7'2" x 11'10" (2.18m x 3.60m)

A further double bedroom this time to the front of the property features a fitted carpet and ceiling coving.

• Recent sale comparisons available
NO OBLIGATION MARKET APPRAISAL

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Bathroom 6'0" x 8'10" (1.82m x 2.89m)

Larger than average this family sized bathroom with an opaque window to front is fitted with a three piece suite comprising; a WC, pedestal wash hand basin and bath with shower attachment, glass screen and full wall tiling. There is tile effect flooring, a chrome towel radiator and ceiling coving.

Heating

The property benefits from an Aga positioned in the kitchen which provides heating throughout.

Glazing

With the exception of the downstairs WC, windows throughout the property are double glazed.

Gardens

To the front the property benefits from a well established garden with stocked borders. To the rear is a fully enclosed garden of excellent proportions with a pond, water feature, clothes drying facilities and established borders boasting a range of plants and shrubs.

Drive & Garage

To the front of the property is a driveway and integral garage with timber double doors. An internal door from the garage leads directly into the property.

Attic

The property has the benefit of an attic space useful for storage.

Council Tax

We are advised the property lies within Council Tax band E.

Extras

Included in the sale price are the fitted carpets, floor covering, light fittings, curtains, blinds, the Aga, washing machine, fridge/freezer and timber shed.

Home Information Pack

A Home Information Pack is in place and available upon request.

Viewing

Strictly by appointment telephone Owners on 0131 669 4578 or Agents on 0131 665 3131.

Ref: RG/KD



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While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP