



# 25

**25 COILLESDENE CRESCENT  
JOPPA  
EDINBURGH  
EH15 2JJ**

An outstanding, impressive and very tastefully extended 1930's detached 4/5 bedroom bungalow occupying a large corner plot within the enviable location of Joppa.

Vestibule, reception hall, bay window lounge, dining-room/bedroom 5, kitchen/breakfast room, utility room, downstairs bathroom, bay window master bedroom, second double bedroom and two further double bedrooms to the upper conversion, serviced by a separate bathroom. Gas central heating, alarm system, double glazing, mono-bloc drive, detached single garage, extensive front, side and rear gardens.

**Offers Over £385,000**





#### **GENERAL DESCRIPTION**

This outstanding detached bungalow circa 1930s is ideally placed a short walk away from the beach at Joppa. The property has been substantially extended and tastefully decorated throughout, providing spacious living accommodation set over two floors and the present owner has truly enhanced the property by retaining the feature hall archway, cornice to most rooms, beautiful fireplaces and landscaped surrounding gardens with a detached garage. No amount of descriptive detail can do justice to this fine property, therefore immediate viewing is strongly recommended.

#### **SITUATION**

The property is located in the popular area of Joppa which is situated to the east of Edinburgh. The area boasts excellent local services and amenities including an attractive beach, a wide range of shops and banks, primary to secondary schools, nurseries, a library, swimming pool and parks. There is a frequent bus service running to the City Centre and surrounding areas. The City Bypass is nearby for easy access to Edinburgh Airport, the Forth Road Bridge and central Scotland motorway network (M9, M8, M90).





## ACCOMMODATION

(All Sizes Approximate)

### VESTIBULE

Vestibule fitted with quarry tiled flooring and access to the electric mains box and alarm control panel.

### RECEPTION HALL

A beautifully detailed archway leads to a spacious L shape reception hall with generous under stair storage and shelved Edinburgh press.

### LOUNGE

**16'6" X 11'10" (5.03 X 3.61M)**

A stunning bay windowed lounge, with beautiful feature fire surround, alcove cupboard and a carpeted floor.

### DINING ROOM/BEDROOM 5

**12' X 11'11" (3.66 X 3.63M)**

The dining room could easily be utilised as a 5th bedroom, there is a picture rail and rose-ball, an electric fire with wooden feature surround and a carpeted floor.

### KITCHEN/BREAKFAST ROOM

**24'11" X 7'4" (7.59 X 2.24M)**

As indicated by the dimensions the extremely spacious kitchen/breakfast room is presented to a high standard and offers an extensive range of quality wall and base mounted units with under unit lighting. The work surfaces compliment the tiled splash back; there is a stainless steel sink, draining board and mixer tap, a gas hob, oven and a Bosch dishwasher which are included in the sale. Wood flooring extends from the kitchen to the breakfast area which provides ample space for a large table and chairs. French doors lead out to the rear garden where you can access the detached garage.

### UTILITY ROOM

**6' X 4'11" (1.83 X 1.50M)**

Good size utility room with a window to the side. Combination boiler and space/plumbing for a washing machine, tumble dryer and freezer.



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#### **MASTER BEDROOM**

**17'1" X 12'5" (5.21 X 3.78M)**

A stunning master bedroom situated at ground level with a fantastic bay window, extensive fully fitted wardrobe space, with matching dressing table, bedside cupboards and a carpeted floor.

#### **DOUBLE BEDROOM TWO**

**12' X 10' (3.66 X 3.05M)**

The double bedroom is smartly presented and is located just off the hallway it has rear windows, shelved Edinburgh press, a carpeted floor and ample space for a large double bed.

#### **CARPETED STAIRCASE**

The carpeted spindle staircase leads to the upper level. There are wall lights to the right hand side and the landing has ample storage and Velux windows.

#### **DOUBLE BEDROOM THREE**

**20'9" X 9'9" (6.32 X 2.97M)**

A sizeable and well presented third bedroom with a carpeted floor and views to the Firth of Forth through the rear dormer window. This light, airy room boasts front and rear facing windows.

#### **DOUBLE BEDROOM FOUR**

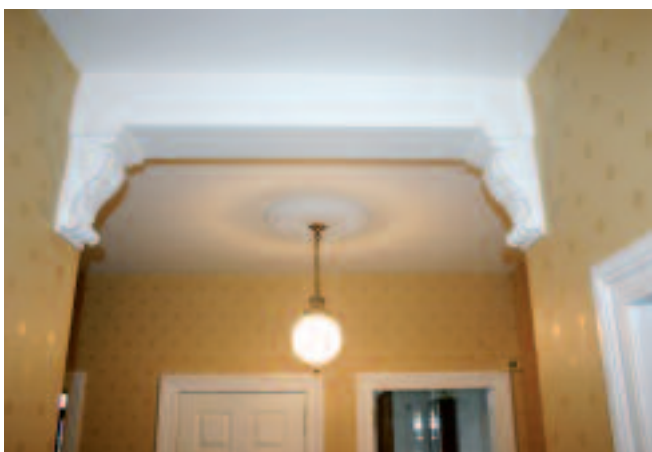
**20'02" X 11' (6.15 X 3.35M)**

The fourth bedroom is situated to the front of the property, has a carpeted floor, ample space for a large double bed and there is a front facing dormer window.

#### **BATHROOM**

**6'10" X 5'11" (2.09 X 1.82M)**

Luxury three piece suite comprising of paneled bath with overhead electric shower, pedestal basin and W.C. The floor and walls are tiled and there's a privacy window to the rear.





#### **BATHROOM**

**8' X 6'8" (2.44 X 2.03M)**

The 2nd family bathroom situated on the upper floor is partly tiled with a stylish cubicle pedestal basin, bath with overhead electric shower and W.C. The velux window provides views to the Firth of fourth.

#### **GARDENS**

The front and side gardens are enclosed by a low stone wall and a privet hedge. The private rear garden is enclosed by wood fencing, hedging and boasts a large patio area. There are well maintained lawns and a selection of mature shrubs. There is a side entrance to a mono-bloc drive, with space for two cars, which leads to a single garage.

#### **NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

#### **ENTRY**

by Arrangement

#### **VIEWING**

Sundays 2-4pm or by appointment through Russel + Aitken tel 0131 315 2638

#### **PRICE**

Offers Over £385,000

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**First Floor Plan**



**Ground Floor Plan**

**25 Coillesdene Crescent**

Schematic Diagram only - Not to scale