

89A Coillesdene Avenue

JOPPA, EDINBURGH, EH15 2LW



one-bedroom ground-floor flat enjoys excellent proportions and forms part of the ever popular residential area of Joppa



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this one-bedroom ground-floor flat to the market. The property enjoys excellent proportions but does require a degree of modernisation. This makes it an excellent opportunity for an investor or a buyer who is keen to make their own mark on their new home. Benefits include gas central heating, double glazing, and a large communal drying green.

THE LIVING ROOM



Accommodation is focused on a large spacious and naturally bright living room. There is ample room for a variety of different furniture arrangements which will give a new owner plenty of scope to create their ideal entertaining space. The kitchen is semi-open plan to the living room and in need of replacement. There is space for a full range of based and wall-mounted units that could include integrated appliances.

THE KITCHEN





The bedroom is a fair-sized double with integrated wardrobes and plenty of room for a full suite of freestanding bedroom furniture. Accommodation is completed by the bathroom which enjoys natural light and is currently finished with a three-piece white suite.

Early viewing is highly recommended.

THE BATHROOM



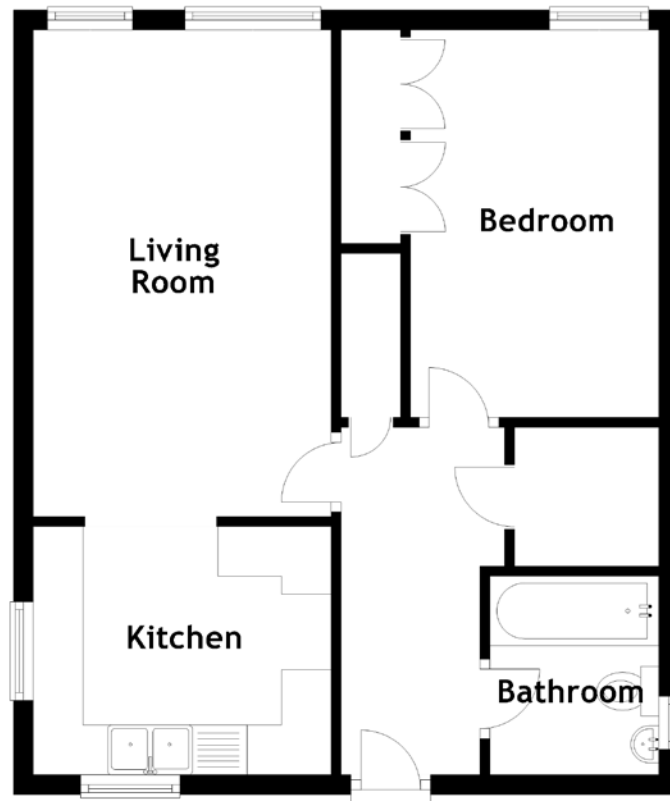
THE BEDROOM



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

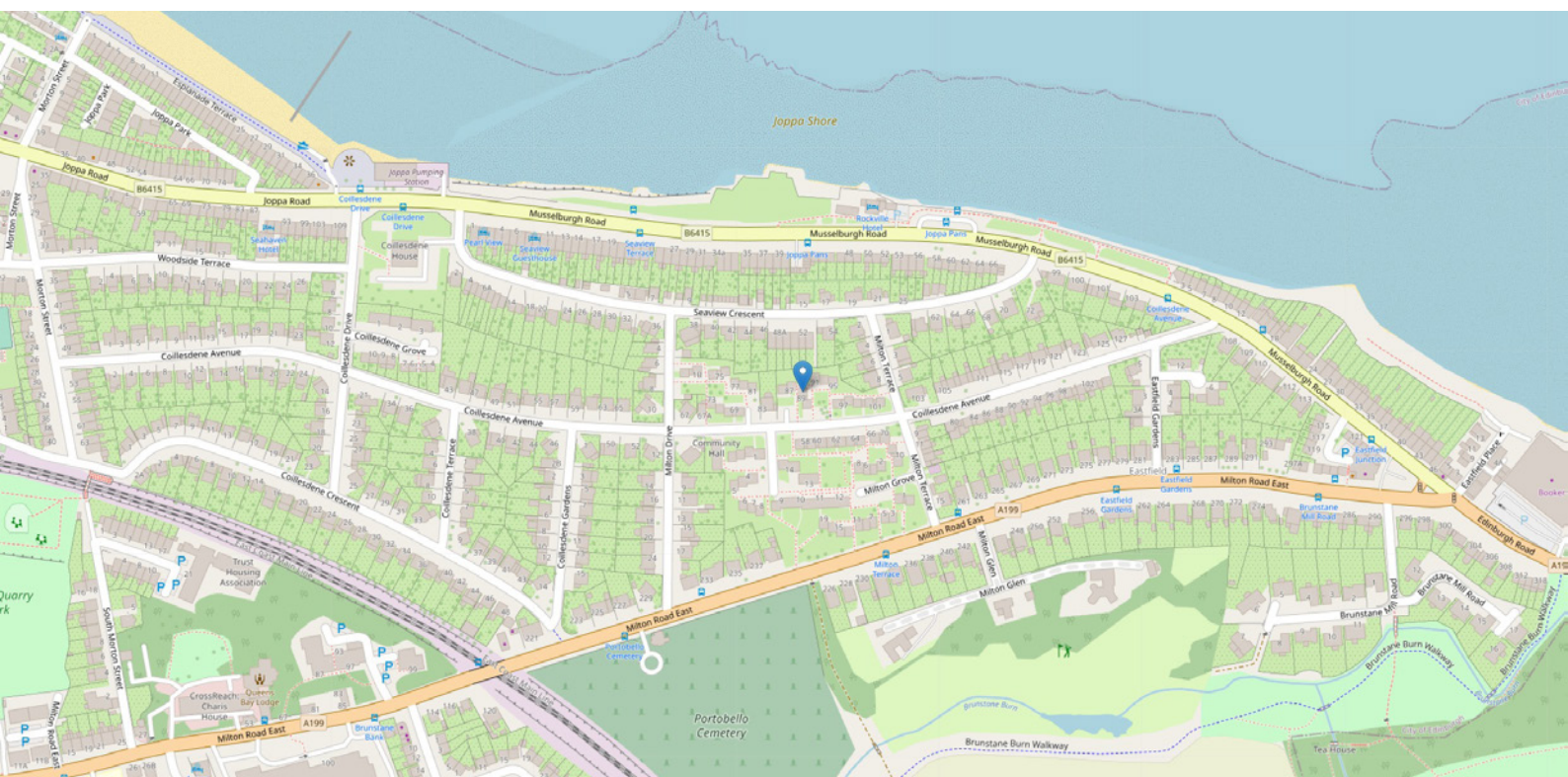
Living Room
Kitchen

4.90m (16'1") x 3.00m (9'10")
3.00m (9'10") x 2.50m (8'2")

Bedroom
Bathroom

3.90m (12'10") x 2.50m (8'2")
2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 48m²
EPC Rating: D



THE LOCATION

The property forms part of the ever popular residential area of Joppa, set to the east of the city centre. The flat is within walking distance of Portobello esplanade, the beach and bus services to and from the city centre and many surrounding areas.





There is a large Asda at nearby Milton Link and the Fort Kinnaird shopping centre is also readily accessible. For commuters, the city bypass is a short drive away and provides links to the A1, the central motorway network, the Gyle business park, RBS HQ at Gogar and Edinburgh Airport.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALLY CLARK
Designer

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