



99 Milton Road West
Duddingston, Edinburgh, EH15 1RA

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Hallway with storage cupboard housing ladders providing access to a large attic space.
- Living room with large bay window & feature gas fire.
- Sunny & spacious dining room with feature gas fire & outlook over rear garden.
- Fitted kitchen with door leading to rear porch providing access to the rear garden.
- Good sized master bedroom with decorative fireplace & storage cupboard.
- Two further bedrooms with storage cupboards.
- Family bathroom with shower over bath.
- Gas central heating and double glazing.
- Large multi-car driveway leading to garage & EV charging point.
- Extensive and child friendly South facing garden to rear with large decking area.
- Alarm system



GENERAL DESCRIPTION

An immaculately presented 1930's semi-detached bungalow offering generously proportioned and versatile accommodation. The property would make an excellent family home located in the highly regarded Duddingston area of the city close to an excellent range of amenities and super transport links. There is potential to extend into the attic, subject to obtaining the necessary consents and permissions. Benefitting from an extensive, child friendly South facing garden to the rear.

COUNCIL TAX BAND - F.
TRAIN STATION - APPROXIMATELY 1 MILE TO BRUNSTANE TRAIN STATION.
AIRPORT - APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN WALKING DISTANCE

LOCATION

Nestled close to the majestic Arthur's Seat and Salisbury Crag, Duddingston lies just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, the nearby Figgate Park and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. There is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities, The property is well positioned to take advantage of an excellent range of shopping facilities in the vicinity including a 24 hour Asda Supermarket, the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. The nearby Portobello High Street is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), there are well reputed schools in the vicinity from nursery to senior level. Jewel and Esk Valley College is on hand for the more mature student. It's close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAIN POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE FRIDGE, FREEZER, WASHING MACHINE, DISHWASHER, OVEN, GAS HOB & COOKER HOOD. THE GARDEN SHED AND WARDROBES IN BEDROOM 1 AND 2 WILL ALSO BE INCLUDED WITHIN THE SALE PRICE.



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Edinburgh, EH15 1RA**

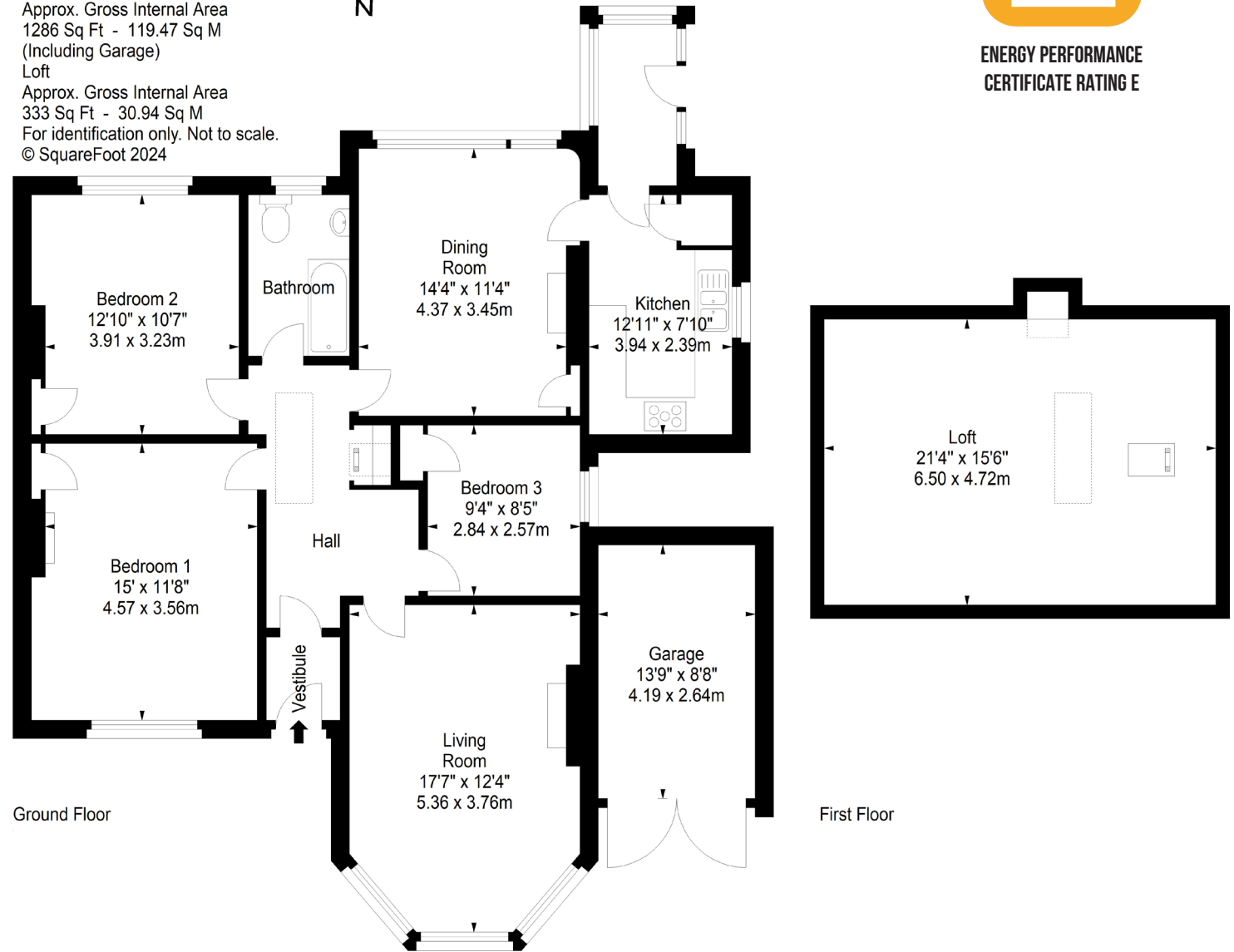


Approx. Gross Internal Area
1286 Sq Ft - 119.47 Sq M
(Including Garage)

Loft
Approx. Gross Internal Area
333 Sq Ft - 30.94 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING E**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.