

# 118 MILTON ROAD WEST

DUDDINGSTON, EDINBURGH, EH15 1RG

*A rarely available four-bedroom detached bungalow, which offers spacious and versatile rooms, private parking for two cars, and carefully maintained gardens, as well as a desirable location in sought-after Duddingston.*



  
**CULLERTON'S**





# CULLERTON'S

## WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

## AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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*Property Name*

118 Milton Road West

*Location*

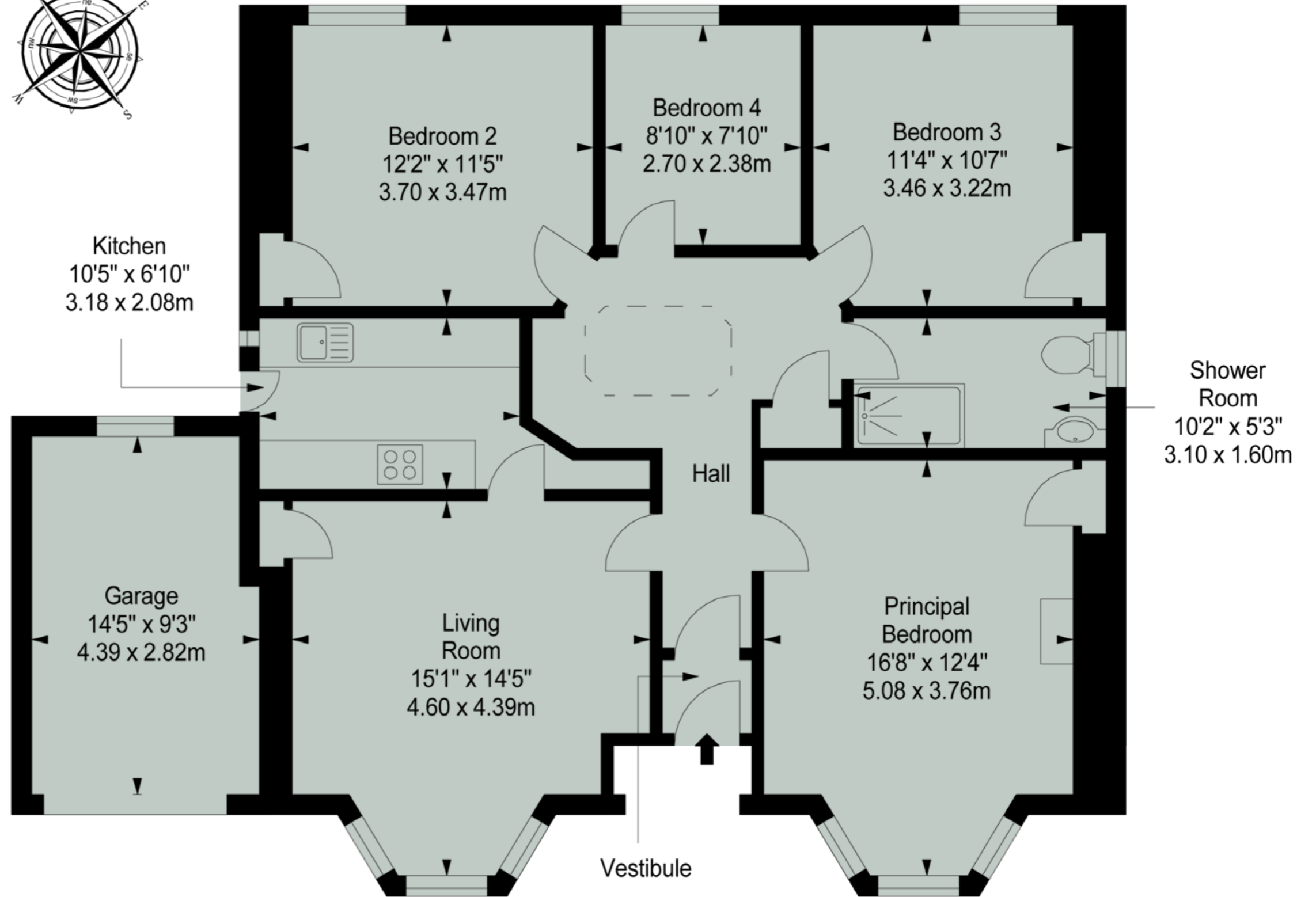
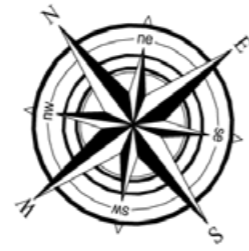
Duddingston, Edinburgh  
EH15 1RG

*Approximate  
total area:*

109.4 sq. metres (1177.6 sq. feet)



Ground Floor





# *A rarely available* detached bungalow with four bedrooms



Situated opposite the local golf course, this spacious detached bungalow has a sought-after setting in popular Duddingston. The four-bedroom home is ideally placed within easy reach of Portobello Beach and the city centre, in addition to excellent amenities, well-regarded schools, bus links (practically on the doorstep), and idyllic green spaces, including Arthur's Seat and Bingham Park. With its desirable location alone, the property will appeal to a wealth of buyers, yet it also boasts spacious rooms that are bright and airy, and fantastic versatility to suit a wide range of needs. Furthermore, it has a southwest-facing aspect and well-maintained gardens to the front, side, and rear. The interiors are well-presented throughout as well, though some buyers will find it beneficial to apply cosmetic modern upgrades.

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## GENERAL FEATURES

- A rarely available detached bungalow
- Desirable location in popular Duddingston
- In easy reach of Portobello and the city centre
- Bright and spacious rooms that are versatile
- Home Report value - £500,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Welcoming vestibule and hall with storage
- Large living room with a bay window
- Fitted kitchen with integrated appliances
- Three spacious and airy double bedrooms
- Versatile single bedroom/office/nursery
- Shower room with a three-piece suite
- Attic with lighting and storage space
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Mature gardens that are fully enclosed
- Gated driveway and attached single garage



# Welcome inside

118 Milton Road West

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With its symmetrical façade and well-maintained front garden, the home has instant kerb appeal. Stepping inside, you are greeted by a vestibule that leads through to a central hall with built-in storage and a stained-glass skylight, which drops down for a pull-down ladder providing access to an attic with lighting and space for further storage.



## A large living room with a bay window

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To the front of the home, the living room is bathed in natural light from a southwest-facing bay window. It has a generous footprint for an assortment of furnishings and it benefits from a built-in cupboard for storing regularly used household items to hand. The room is finished with a picture rail and smooth cornice work, accentuating the airy dimensions.







## A well-appointed kitchen with integrated appliances

Next door to the living area, the kitchen offers excellent cabinet storage and workspace, fitted with wood-effect base and wall-mounted cabinets and stone-inspired worktops – all arranged in a galley style for ease of use. It is also backed by light blue mosaic splashbacks, and comes with a full range of integrated appliances for a seamless finish (gas hob, raised oven and microwave, fridge/freezer, dishwasher, and washing machine). Furthermore, the kitchen provides access to the rear garden as well.



# The bedrooms

bright & airy spaces

The four bedrooms are comprised of three spacious doubles (with press-style cupboards) and a versatile single, which could be used as an office or nursery if preferred. The large principal bedroom is to the southwest-facing front, whilst the remaining bedrooms enjoy a delightful garden outlook. The rooms are bright and airy and laid with fitted carpets.







## The principal bedroom

In addition, the principal bedroom features an art deco-style electric fireplace, as well as a bay window for a light-filled ambience. It also has a neat picture rail and attractive ceiling plaster work and cornicing.





## A three-piece shower room

A bright shower room, enveloped with a mix of tiles and white décor, completes the accommodation on offer. It is fitted with a toilet, a towel radiator, a double step-in shower cubicle, and a washbasin unit with lots of storage and a downlit mirror.

For year-round comfort and efficiency, the property benefits from gas central heating and double-glazed windows throughout.





## Mature gardens with well-maintained lawns

With well-maintained lawns and established planting, the home is enveloped by mature gardens that are fully enclosed. The front garden has a southwest-facing aspect and it is shielded by hedgerows for privacy. Meanwhile, the rear garden is a generous size, providing a large lawn and a side patio for alfresco dining. Furthermore, it is not overlooked by neighbouring buildings, so ensures excellent privacy, whilst capturing lots of sun throughout the day. It is also perfect for bird and wildlife watching. Secure off-street parking is provided by a gated monoblock driveway and an attached single garage.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



# Duddingston

Nestled at the foot of majestic Arthur's Seat

## SCHOOLS

State Schools:

Duddingston Primary School,

St John's RC Primary School,

Portobello High School, Holy Rood

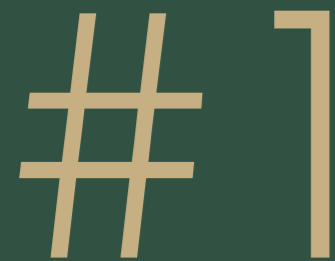
RC High School

## CULTURE

Dr Neil's Garden, nearby local art galleries, and set within easy reach of the museums, galleries, and theatres of Edinburgh city centre.

## SHOPPING

Good local amenities and more extensive shopping facilities available at nearby Fort Kinnaird Retail Park and Cameron Toll Shopping Centre.



A UNIQUE VILLAGE SETTING NEAR ARTHUR'S SEAT, OFFERING EASY ACCESS TO THE CITY CENTRE AND THE GOLDEN SANDS OF PORTOBELLO BEACH

## LOCATION



2.8 miles east of Edinburgh City Centre

## PARKS

Arthur's Seat, Portobello Beach, Bingham Park, Duddingston Loch

## TRANSPORT



Bus

4, 44, 113, 124

Train Station

Brunstane station

(1.3 miles)

Airport

Edinburgh International

(10.6 miles)



## SPORTS

Duddingston Golf Club, Portobello Golf Course, Eden Rock Edinburgh, The Climbing Hangar, Meadowbank Sports Centre.

## FOOD & DRINK

Good local amenities, with an excellent selection of bars and restaurants in nearby Portobello, as well as two major shopping centres within easy reach.



Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, 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. And of course 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, particularly on nearby Portobello High Street, which 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), Duddingston is within the catchment area for excellent local schools, and its 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.





## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

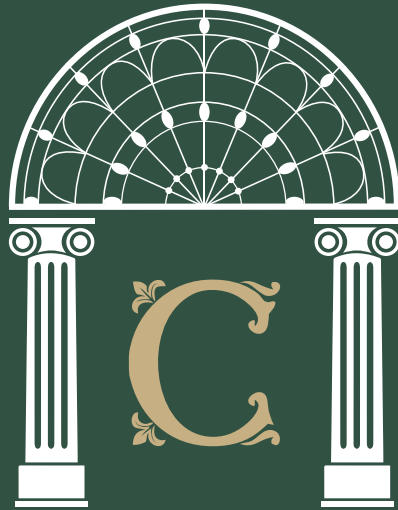
We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.





# CULLERTON'S

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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.