

**22A Milton Road West**  
Edinburgh, EH15 1LE

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# *"22A Milton Road West is a detached chalet-style villa offering first class flexible accommodation"*

- HALLWAY
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- DINING ROOM
- SUN ROOM
- SHOWER ROOM
- DOUBLE BEDROOM ONE
- DOUBLE BEDROOM TWO
- DOUBLE BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE















## LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



## DESCRIPTION

22A Milton Road West is a detached chalet-style villa offering first class flexible accommodation over two floors. The property has been well maintained and is very well presented in predominantly neutral décor throughout.

Accommodation comprises: hallway; living room with feature fireplace; well-equipped kitchen with integrated appliances leading through to a beautiful sunroom with patio doors and a skylight letting in an abundance of natural light, utility room, dining room, double bedroom and shower room make up the ground floor. On the first floor there is two double bedrooms both with built in wardrobes and a family bathroom.

Further benefits include gas central heating, double glazing, easily maintained front garden with mature borders, drive-way with space for several cars and single garage and an impressive rear garden laid to lawn with mature shrubs, flower beds, gravelled area and patio areas.

## EPC RATING

The energy efficiency rating for this property is band D.



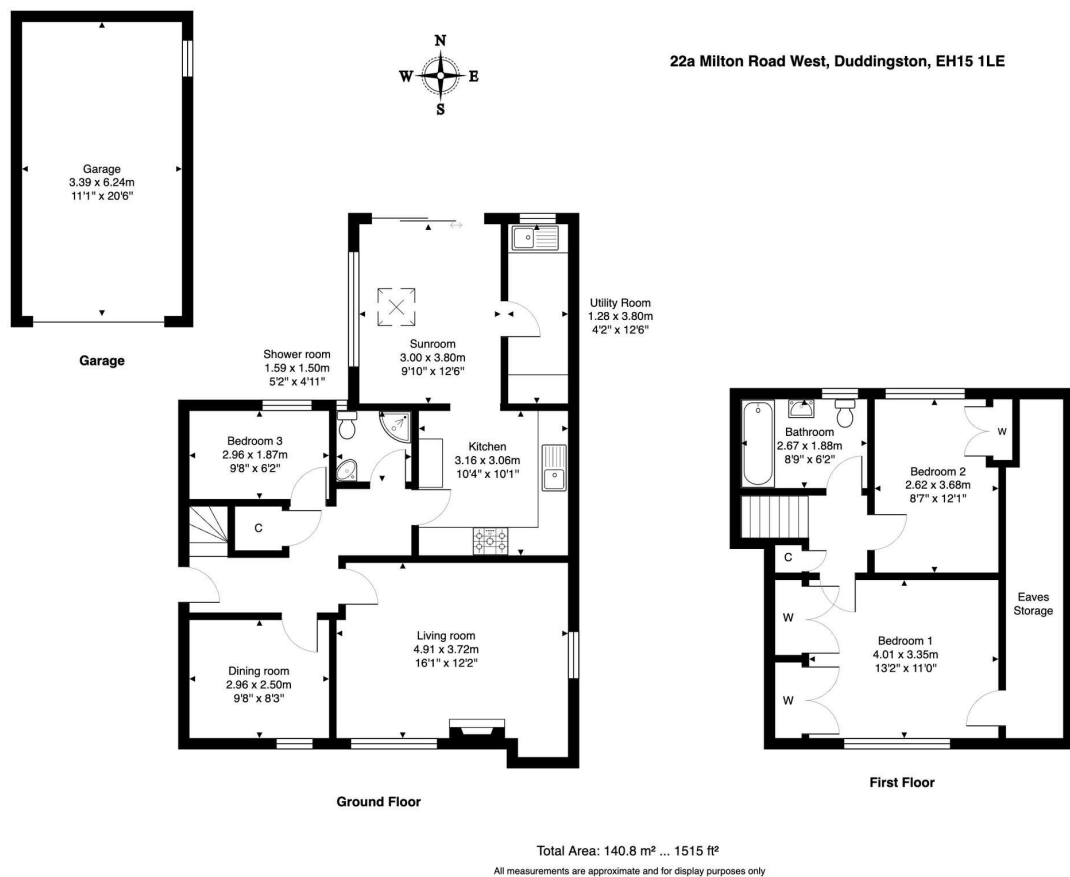






22A Milton Road West, Duddingston, Edinburgh, EH15 1LE

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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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