



91-8 Milton Road East

Joppa  
Edinburgh

EH15 2NL











This is a most appealing first floor apartment forming part of a small modern development in a peaceful residential cul-de-sac just off Milton Road East, some 4 miles east of Edinburgh's City Centre. The location offers excellent amenities and proximity to the seafront at both Joppa and neighbouring Portobello.

The local area features a wide choice of shopping facilities, whether at the nearby retail complex of Fort Kinnaird or the lovely traditional shops along Portobello and Musselburgh High Streets. Regular buses provide quick access to the City Centre and the city by-pass is just a short drive away. In addition there is a train stop at Brunstane.

The recreational options are wide and varied too, with convenient access to parks including the parklands of Newhailes, well regarded golf courses, walks, swimming pools and leisure centres, with a Leisure Club and Spa in the Kings Manor Hotel which is located just over the road from the development, and lovely seaside walks along the coast. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale together with all fitted curtains and blinds.

The property is set in mature garden grounds and benefits from a south facing balcony and private residents' parking. The building and grounds are maintained by factors at a cost of approximately £110 per month, reviewed annually. This includes cleaning of communal areas, lift maintenance, building insurance and landscaping of the communal grounds.



## PROPERTY DETAILS

- Welcoming entrance Hall. Walk in cupboard housing water tank. Second walk in cupboard. Two additional built-in cupboards. Entryphone handset.
- Bright and spacious Lounge / Diner / Kitchen with French door providing direct access to a private south facing balcony. Windows to front and side. Ample space for dining table and chairs. Open plan to;
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. Chimney style extractor hood. Integrated washing machine, dishwasher, fridge and freezer. Cupboard housing central heating boiler. Ample work surfaces with stainless steel sink with drainer and matching splashback. Window to side.
- Principle Double Bedroom with window to rear. Two built in cupboards provide excellent storage space. En-suite Shower Room with white two piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Frosted window to rear.
- Second Double Bedroom with window to front. Built in wardrobe with hanging space and shelving.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and screen, wash hand basin and WC. Mirror. Extractor fan.



Viewing by appointment on 0131 524 3800















## EXTERNAL

The property is set in extensive, mature and well maintained garden grounds with a lovely array of established plants, shrubs and trees.

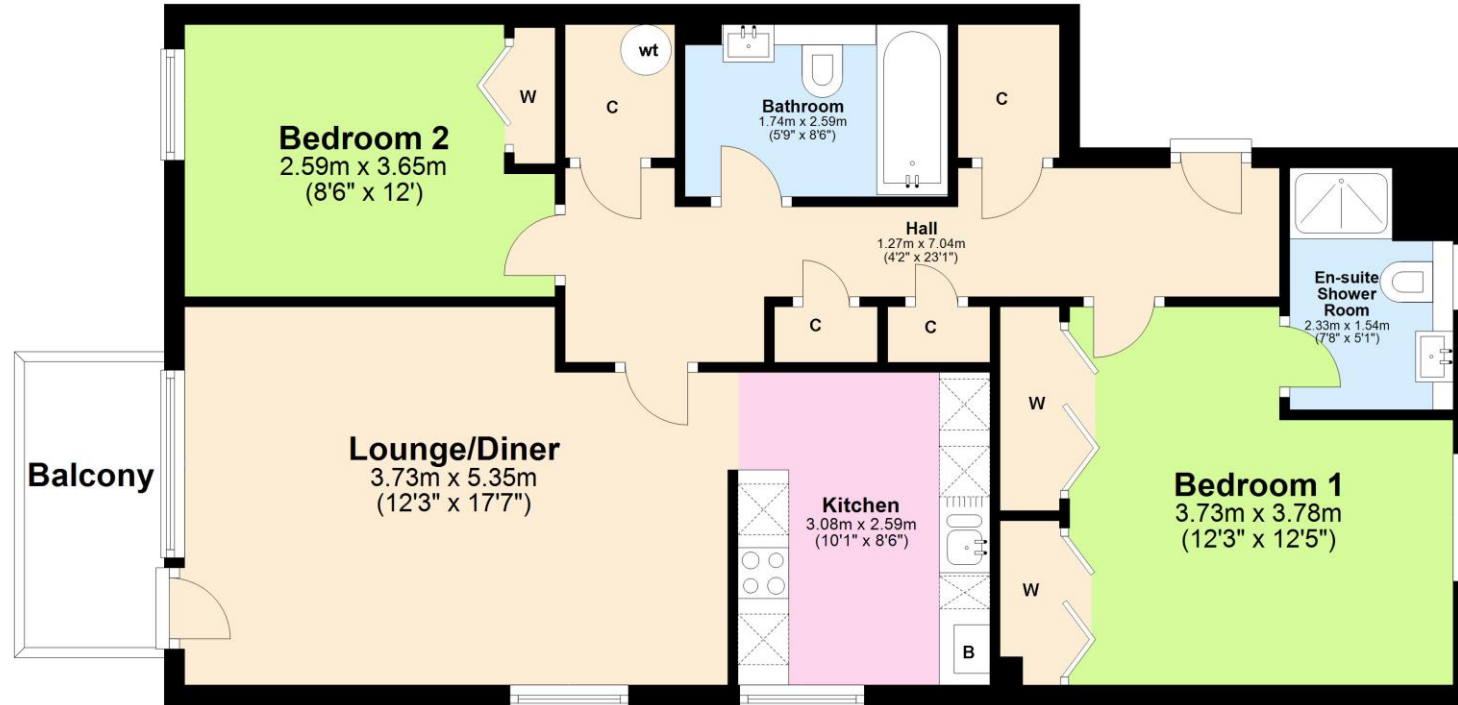
Allocated parking space.

- Energy Efficiency Rating - B
- Council Tax Band - E



## First Floor

Approx. 73.5 sq. metres (791.5 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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