



223 Milton Road East

EDINBURGH, EH15 2PB

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Enjoying a popular Joppa location, minutes from Portobello's scenic promenade and bustling high street, this is a charming and well-presented four-bedroom detached home spanning 1919 sq.ft.

Welcoming you with a paved driveway and integral garage bordering a neat side garden the front door opens into a vestibule and then a carpeted hallway. To your right, a spacious south-facing living room enjoys plentiful natural light from bay windows, whilst the attractive interior of carpeting, a soft colour palette, and a living flame fireplace create a warm and welcoming ambience. Across the hallway, the sizeable and well-appointed kitchen overlooking the garden showcases white shaker-style wall and floor units, smooth quartz-effect worktops and integrated appliances including a gas hob, eye-level grill, oven, and extractor hood.

Adjoining is a light-filled sunroom boasting captivating garden views and easy garden and utility room access. Rounding off the property's appealing living and reception space is a versatile dining room ideal for formal gatherings or creating family memories. Lying opposite there is a bright and generously proportioned double bedroom and this floor also houses a further bedroom, currently used as a peaceful

study space. A classically styled yet modern bathroom comprising a bath, WC, washbasin, and separate shower enclosure completes the layout on the ground floor. Ascending the carpeted staircase to the first floor two further light and airy bedrooms await, both sharing access to a skylit WC. There is also good-sized storage.

Externally the property has beautifully kept side and rear gardens mainly consisting of a manicured lawn with flowering borders and established hedges. Gardeners will love the inclusion of a greenhouse and there is a desirable summer house, perfect for relaxation.

The property also benefits from a garage and recently installed solar panels.

## FIXTURES & FITTINGS

All floor coverings, light fixtures, curtains and poles, integrated appliances, and large fridge-freezer in the kitchen to be included in the sale. The garden summer house and green house will also be included.





## PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ South-facing bay windowed living room
- ❑ Modern kitchen and utility
- ❑ Dining room
- ❑ Sunroom leading to the garden
- ❑ Well-appointed family bathroom
- ❑ WC
- ❑ Side and rear gardens
- ❑ Garage and driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Solar panels
- ❑ EPC - C
- ❑ Council tax band - G

## EDINBURGH

Lying three miles east of Edinburgh City Centre, Joppa enjoys a wonderful position bordered by neighbouring Musselburgh and Portobello.

Residents enjoy access to miles of award-winning beach, bars, restaurants, cafes, and independent retailers. Ocean Terminal with its gym, multiplex cinema and high-street retailers is less than 20 minutes by car whilst Fort Kinnaird retail Park and a 24hr ASDA are less than a 10-minute drive.

Recreational opportunities include walks along the historic promenade along with activities at the nearby historic A-listed Victorian Portobello swimming pool, five-a-side football pitches, and many leafy parks and green space.

There is primary and secondary school provision, and it is an excellent location for Queen Margaret University.

Regular bus services take you into the city centre in approx. 30 minutes', and there is easy access to the A1 and City Bypass. An efficient train line takes you from Brunstane Train Station into Edinburgh Waverley.



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Let's Talk

01620 497 497

[property@parissteele.com](mailto:property@parissteele.com)

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Edinburgh, EH15 2PB



Approx. Gross Internal Area  
1919 Sq Ft - 178.28 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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