



# 95 Milton Road East

Joppa, Edinburgh, EH15 2NL



VMH ESTATE AGENTS





## Spacious main door flat within a modern development set back from Milton Road East

- Sitting room/kitchen
- Principal bedroom- en-suite
- Double bedroom 2
- Bathroom with 3 piece suite
- Exceptional storage
- Bright & well proportioned
- Allocated parking space
- Private balcony
- Great public transport links
- Gas central heating & double glazing



**Offers Over: £275,000**

**EPC Rating: E**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Situated within a modern development set back from Milton Road East, this 2 bedroomed main door flat offers a bright and spacious home perfect for those looking to downsize. The property has excellent storage with 6 cupboards off the hallway and further benefits from an allocated parking space and private balcony.

## Management

The development is factored by Trinity factors at a current cost of approx. £100 per month. This cost includes maintenance of the communal spaces & block buildings insurance.

## Extras

To include all fitted carpets, floor coverings, blinds, fridge/freezer, washing machine and slot in cooker.







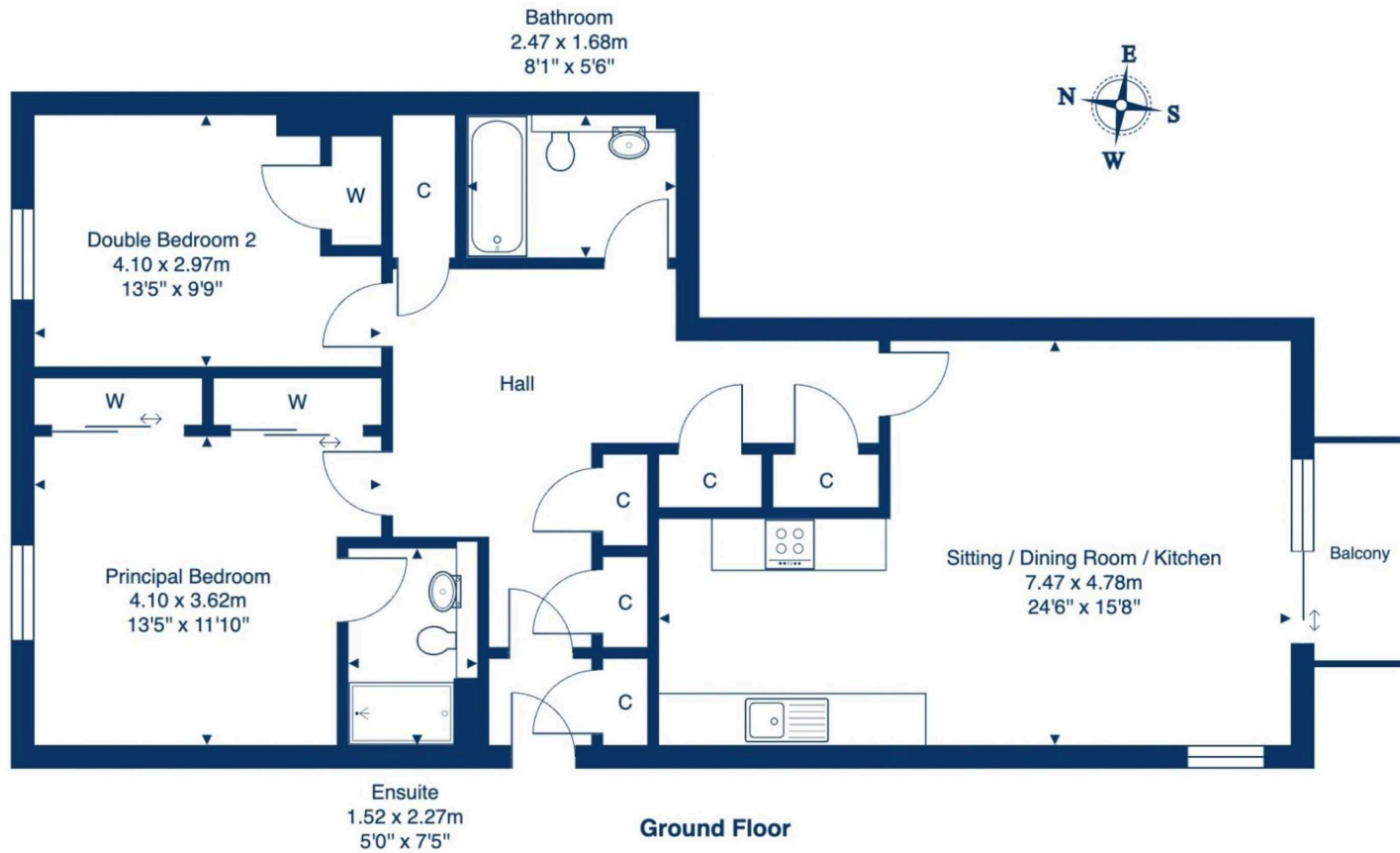
## Location

Joppa is a residential suburb approximately 4 miles to the east of Edinburgh city centre. It neighbours Portobello with its Promenade, long sandy beach and an extensive range of cafes, restaurants, bars and boutique shops. For larger shopping requirements, Fort Kinnaird Retail Park is a short drive away. The parklands of Newhailes are also close at hand as are numerous golf courses and leisure activities including the refurbished Victorian swimming pool, gym and Turkish sauna, as well as sailing and kayaking clubs. Easy access to the city centre is provided by frequent bus services, with Brunstane Railway Station providing access to the North and South. Commuting advantages include rapid access to the A1, the City Bypass and the motorway network of Central Scotland. Excellent schooling is represented in both the state and private sector.





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Total Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



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