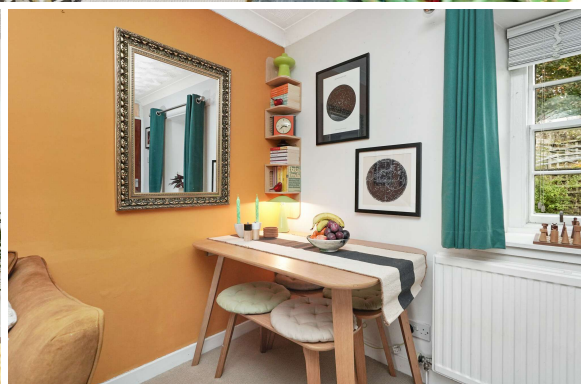




85 Milton Road East
JOPPA | EDINBURGH | EH15 2NL


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a unique stone built semi detached cottage boasting a charming, well presented interior and a delightful private walled garden to rear. This is a much sought after area close to beautiful sandy beaches and neighbouring Portobello's fabulous amenities, plus with easy access to Brunstane Railway Station and A1/City Bypass for travelling elsewhere.

'Easter Duddingston Lodge is a C-listed, 18th-Century home, that originally belonged to the Jenner estate and once formed part of the square of Easter Duddingston village. An award-winning restoration brought it back to life in the 1990s and the cottage is nestled within lovely mature gardens. This stunning property is full of character and much enhanced by tasteful decor, stylish modern fittings and sash and case paned windows.

The private rear garden is a quiet, sheltered spot, ideal for outdoor relaxation or dining in good weather. The house is fronted by a sweeping area of lawn shared with the adjoining cottage at No 83.

- Entrance vestibule to front and rear
- Bright dual aspect living/dining room
- Attractively fitted kitchen with pale tone fitted units and Belfast style sink
- Two double sized bedrooms
- Built-in storage space in each bedroom
- Shower room with Attic and under the stairs storage white suite and tiled surrounds
- Attic and under the stairs storage
- Gas central heating
- Walled private rear garden
- Well kept front garden and storage area
- On-street parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All kitchen appliances will be included in the sale of the property, including washing machine, cooker, fridge/freezer, and window blinds. EPC: CT: C

The sought after Joppa area lies to the east of the city centre, and adjoins the fashionable seaside suburb of Portobello. This area offers the best of all worlds - easy access to the City Centre (which is approximately three miles away), a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned! Portobello's bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with a huge choice of retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. There are excellent transport links with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other areas fast and convenient.



