



93/4 Milton Road East, Edinburgh, EH15 2NL

Immaculately presented, bright and generously proportioned two bedroom first floor set within beautifully landscaped mature communal gardens. The property is stylishly decorated in a modern neutral style and is in true move-in condition. It has lift access to all floors. It has been finished to a high standard and benefits from gas central heating with Nest heating controls and double glazing. It is entered via a secure door entry system through a well-maintained communal stair. There is also an allocated parking space within the private residents' car park, with further unrestricted parking available on street. There is also a bike shed.

The accommodation comprises:

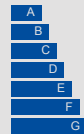
- Welcoming entrance hall with three deep cupboards, which provide excellent storage
- Bright and spacious open plan living / dining/ kitchen with dual aspect and views of the Firth of Forth
- The kitchen area is fitted with gloss white handleless units with laminate worktops with inset stainless steel sink; the appliances include a gas hob, electric fan oven, fridge freezer and washing machine
- Master bedroom with twin built-in mirrored wardrobes
- Luxurious en-suite shower room with fitted furniture, large shower enclosure with rainfall showerhead and separate handset; ladder towel rail
- Further spacious double bedroom with two built-in wardrobes with hanging rails and shelving
- Modern family bathroom with fitted furniture, wash hand basin, WC, and bath with rainfall showerhead over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
B



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Location

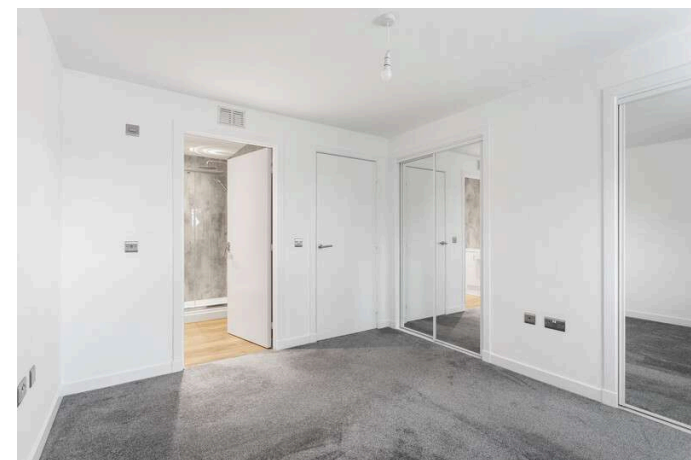
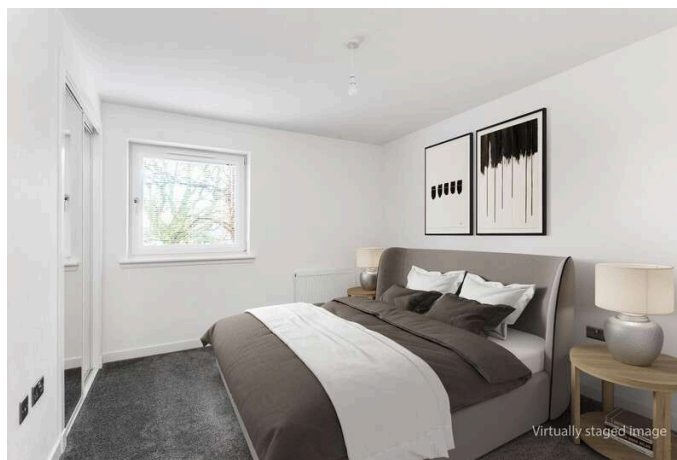
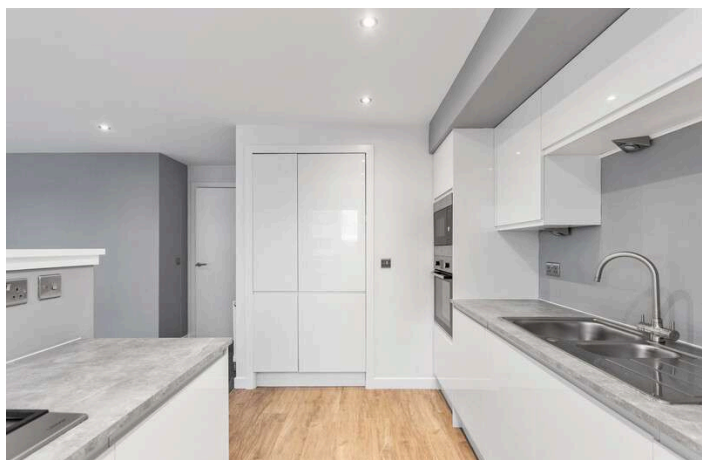
The fashionable seaside suburb of Portobello has excellent amenity locally including white sandy beaches and a vibrant High Street with a fantastic selection of cafés, restaurants and independent retailers. It was voted the best place to live within Edinburgh by the Sunday Times in 2023. Leisure facilities include a local golf course, fitness classes on the beach, swimming pool and well-equipped gym. Fort Kinnaird Shopping Centre is close by and offers a vast choice of retail outlets, restaurants, cafés and cinema. Portobello enjoys excellent transport links into the capital 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 parts of the country fast and convenient.

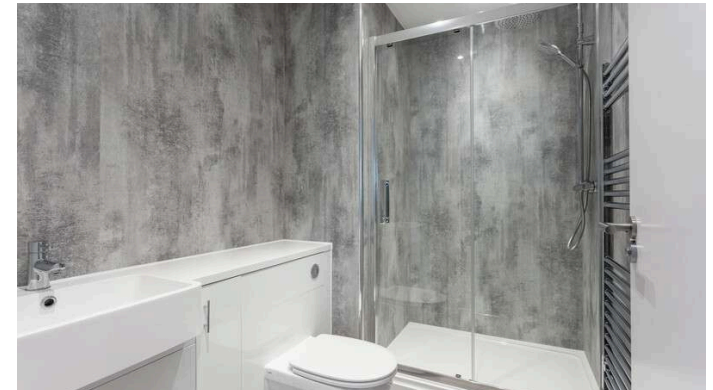
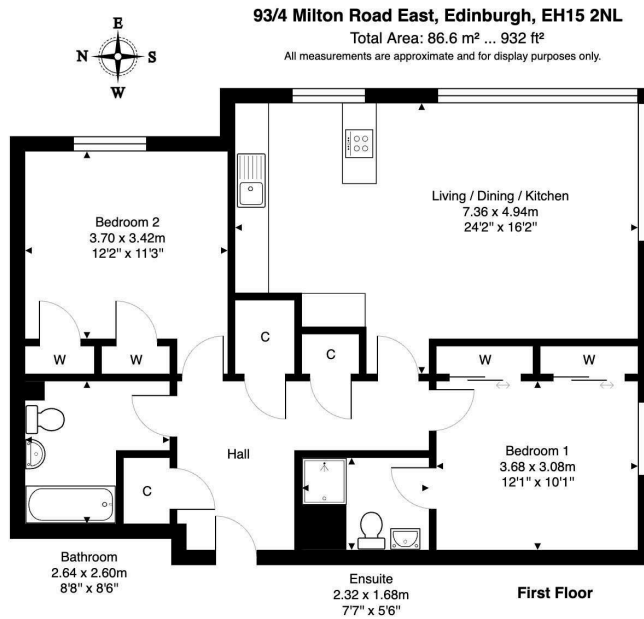
Extras

The fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale.

Council tax

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





DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
 22 St. John's Road, Corstorphine, EH12 6NZ
 DX 550 440 Edinburgh 44

F: 0131 539 7035
 E: property@dmdpartnership.co.uk
 T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com **espc**

zoopla **rightmove**