

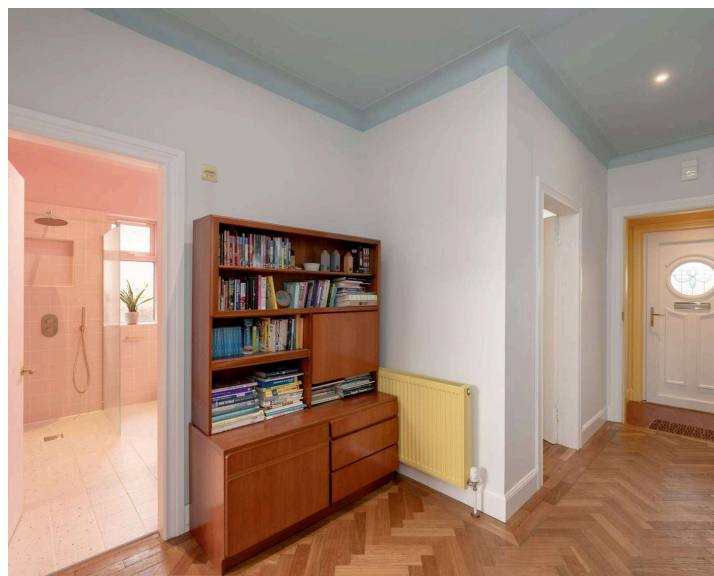


# 23 Milton Crescent

Duddingston, Edinburgh, EH15 3PF



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## Exceptional detached family house with lovely enclosed garden, garage & driveway

- Spacious sitting room with log burner
- Open plan designer kitchen
- Dining room
- Principal bedroom with WC
- 2 further double bedrooms
- Family bathroom with Japanese soaking tub
- Conservatory
- Sunny enclosed rear garden
- Single driveway & detached garage
- Gas central heating & double glazing

Offers Over:

**£615,000**



 Freehold

Further information can be found in the home report.



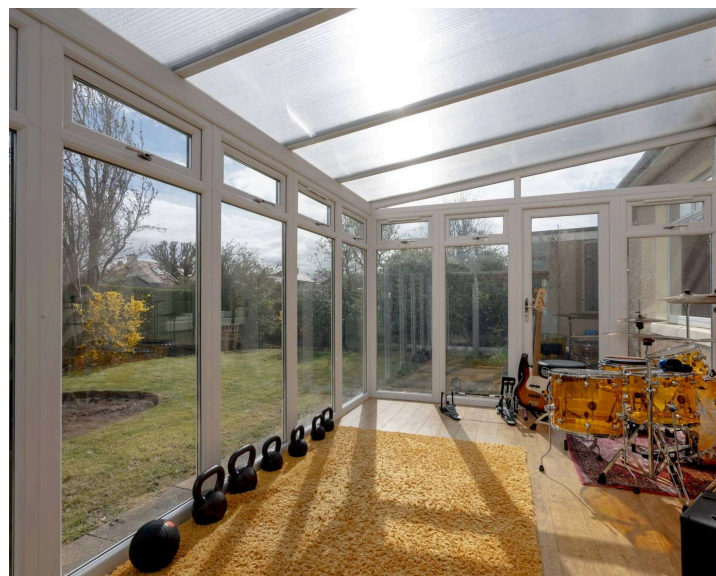
“ Thoughtfully renovated in recent years, the home pairs character with contemporary design ”

## About the Property

Set on a peaceful residential street in sought-after Duddingston, this bright three bedroom detached bungalow offers a beautifully curated yet versatile living environment, moments from the vibrant coastal lifestyle of Portobello.

Thoughtfully renovated in recent years, the home pairs character with contemporary design. Herringbone flooring flows throughout the ground floor, leading to a generous living space centred around a log burner. A striking open-plan kitchen forms the heart of the home, complete with bespoke cabinetry, a large island, and a statement yellow Rayburn AGA.

Sliding doors open to a light-filled conservatory, offering flexible use as a studio, playroom or relaxed entertaining space, while a bay-windowed lounge overlooks the front garden.



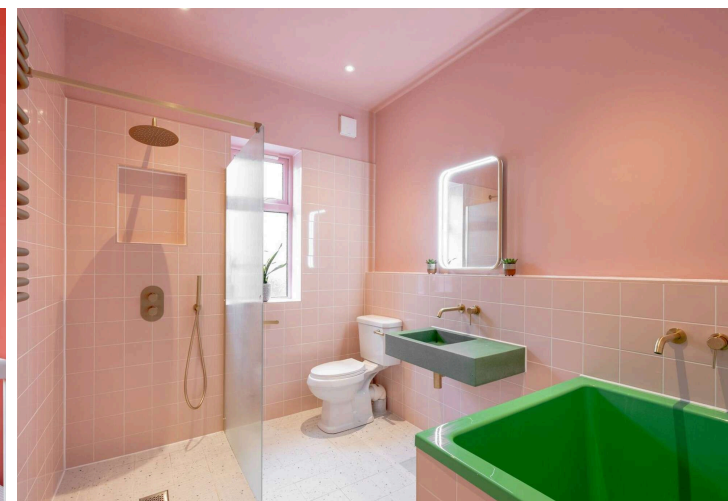
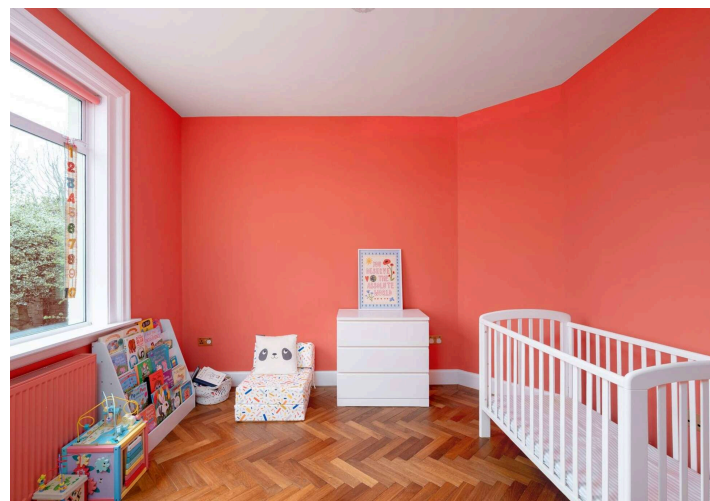


Upstairs, the principal bedroom is tucked into the eaves, featuring skylights, charming detailing and views towards Arthur's Seat. Two further double bedrooms are served by a distinctive family bathroom with a Japanese soaking tub and sculptural concrete basin.

Externally, the enclosed rear garden is sunny and established, complemented by a private driveway, detached garage and unrestricted on-street parking.

## ⊕ Extras

All fitted floor coverings, blinds, Raeburn Aga cooker and extractor hood are included in the sale price.





## 📍 Location

Duddingston is a highly sought after residential area lying to the east of the city centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn.

Figgate Burn Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the city.

The property is just a short stroll or cycle from the heart of Portobello—perfect for those who crave proximity to the promenade's inspiring vibe, independent boutiques, artisan coffee spots, and cultural scene by the sea. For larger shopping facilities there is a nearby supermarket and an extensive range of high street retailers at Fort Kinnaird.

Within easy reach of excellent schooling and a short journey to the city centre, this is a home of real character—equally suited to immediate enjoyment or further personalisation.





# Floor Plan

## 23 Milton Crescent, Edinburgh, EH15 3PF



Ground Floor

Ground Floor

First Floor



House - Approx. Gross Internal Area - 1612 Sq Ft - 149.75 Sq M

Garage - Approx. Gross Internal Area - 163 Sq Ft - 15.14 Sq M

For identification only. Not to scale. © SquareFoot 2026





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