



91/19 Milton Road East
Edinburgh, EH15 2NL

A

"Generously proportioned three-bedroom penthouse apartment situated within a highly desirable development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- LIFT ACCESS
- HALLWAY
- SITTING/DINING/KITCHEN
- BALCONY
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- LOFT SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE









LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnauld Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Jewel & Esk College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

COUNCIL TAX

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



DESCRIPTION

Situated within a highly desirable development in a quiet cul-de-sac setting, this generously proportioned three-bedroom penthouse apartment offers approximately 110 sq m of exceptionally well-planned accommodation, providing an excellent combination of space, flexibility and privacy. Conveniently located just off Milton Road East, this factored development is ideally positioned for easy access to the wide range of amenities available in nearby Joppa and Portobello. With its spacious accommodation, excellent layout, private wrap-around balcony and highly sought-after location, this is an impeccable and rarely available penthouse apartment. The accommodation comprises: a welcoming carpeted hallway with three large storage cupboards; an impressive open-plan living/dining/kitchen area, filled with natural light from expansive windows and offering direct access to a stunning wrap-around balcony with attractive treetop views, providing an ideal setting for alfresco dining and outdoor relaxation; generous double bedroom 1 with ample built-in wardrobe space and a modern en-suite shower room, finished with contemporary fixtures and fittings; double bedroom 2 with built-in wardrobe space and access to an east-facing balcony, perfect for enjoying the morning sun; versatile double bedroom 3, again with built-in wardrobe space, making it equally suited to guests, family or use as a home office; fully tiled family bathroom, featuring a mains-fed shower over the bath, completes the accommodation. Additional benefits include lift access, gas central heating, double glazing, generous loft space for storage, beautifully landscaped communal grounds, a car port, ample private parking for residents and visitors, and a secure bike store.

The energy efficiency rating for this property is band B





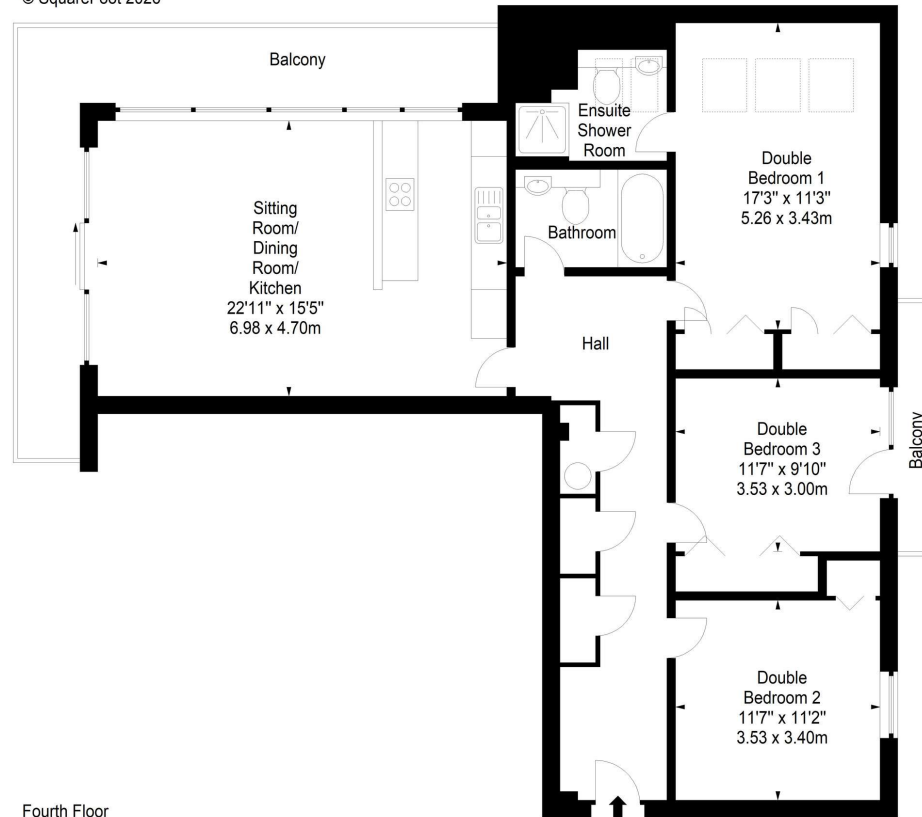
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Milton Road East,
Edinburgh,
Midlothian, EH15 2NL



Approx. Gross Internal Area
1191 Sq Ft - 110.64 Sq M
For identification only. Not to scale.
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Fourth Floor

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

OnTheMarket

rightmove

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