



**97 Milton Road East**  
Edinburgh, EH15 2NL



# *"Bright and spacious two-bedroom main door flat situated within a modern development"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PATIO
- COMMUNAL GARDEN GROUND
- 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 Kinnaird Retail Park.

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 Edinburgh 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 E, however, please check with the local authority.



### DESCRIPTION

Situated within a modern development set back from Milton Road East, this bright and spacious two-bedroom main door flat offers an ideal home for those looking to downsize. Benefiting from excellent storage throughout, the property also features a private south-facing decked patio area and an allocated parking space. The accommodation comprises: entrance vestibule leading into an 'L'-shaped hallway; open plan living room and kitchen with direct access to the patio; generous double bedroom 1 with box bay window, ample built-in wardrobes and en-suite shower room; second double bedroom with built-in storage; tiled bathroom with shower over bath completing the accommodation on offer. The development is factored by Trinity Factors at an approximate cost of £100 per month, covering maintenance of the communal areas and block buildings insurance. Further benefits include gas central heating and double glazing throughout.

### EPC RATING

The energy efficiency rating for this property is band B

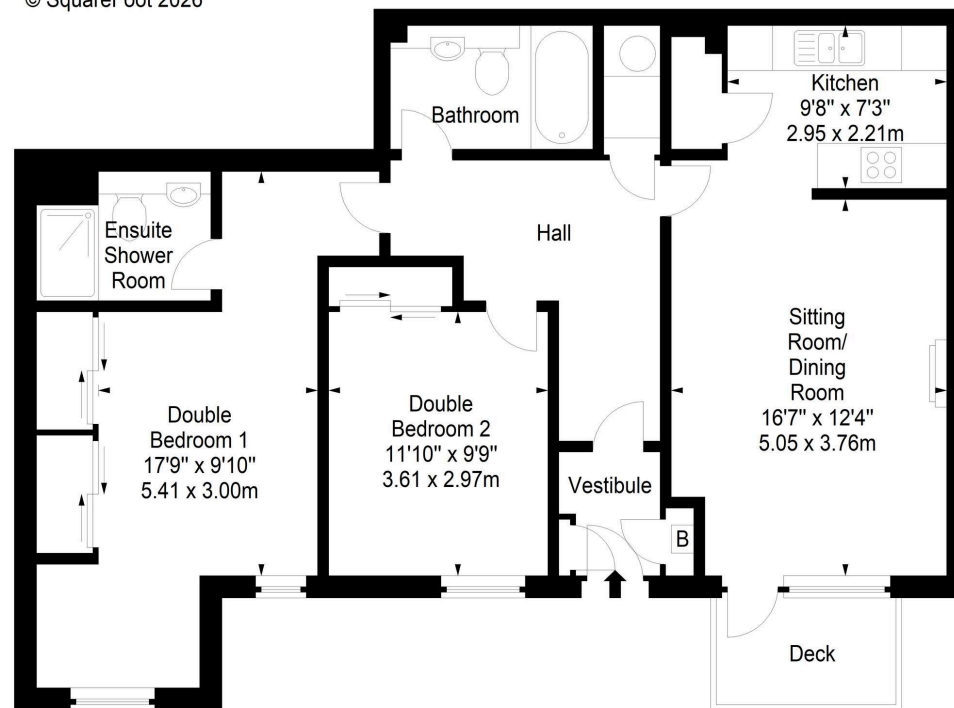
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Milton Road East,  
Edinburgh,  
Midlothian, EH15 2NL



Approx. Gross Internal Area  
927 Sq Ft - 86.12 Sq M  
For identification only. Not to scale.  
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Ground Floor

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