



93-2 Milton Road East
Joppa
Edinburgh
EH15 2NL







This is a most appealing first floor apartment forming part of a small modern development in a peaceful residential cul-de-sac just off Milton Road East, some 4 miles east of Edinburgh's City Centre. The location offers excellent amenities and proximity to the seafront at both Joppa and neighbouring Portobello.

The local area features a wide choice of shopping facilities, whether at the nearby retail complex of Fort Kinnaird or the lovely traditional shops along Portobello and Musselburgh High Streets. Regular buses provide quick access to the City Centre and the city by-pass is just a short drive away. In addition there is a train stop at Brunstane.

The recreational options are wide and varied too, with convenient access to parks including the parklands of Newhailes, well regarded golf courses, walks, swimming pools and leisure centres, with a Leisure Club and Spa in the Kings Manor Hotel which is located just over the road from the development, and lovely seaside walks along the coast. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield.



Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale together with all fitted lampshades and blinds.

The property is set in mature garden grounds and benefits from a south facing balcony and private residents' parking.



PROPERTY DETAILS

- Welcoming entrance Hall. Built in cupboard housing hot water tank. Two additional built-in cupboards. Entryphone handset.
- Bright and spacious Lounge / Diner with French door providing direct access to a private south facing balcony. Windows to front and side. Ample space for dining table and chairs. Open plan to;
- Recently refitted Kitchen with matching wall and base units. Integrated induction hob, electric oven and microwave. Chimney style extractor hood. Integrated washing machine, dishwasher, and fridge/freezer. Cupboard housing central heating boiler. Ample quartz work surfaces with stainless steel sink and tiled splashback.
- Principle Double Bedroom with window to rear. Two built in wardrobes provide excellent storage space. En-suite Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Extractor.
- Second Double Bedroom with window to rear. Built in wardrobe with hanging space and shelving.
- Third Bedroom / Study with window to side.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and screen, wash hand basin and WC. Mirror. Extractor fan.



Viewing by appointment on 0131 524 3800





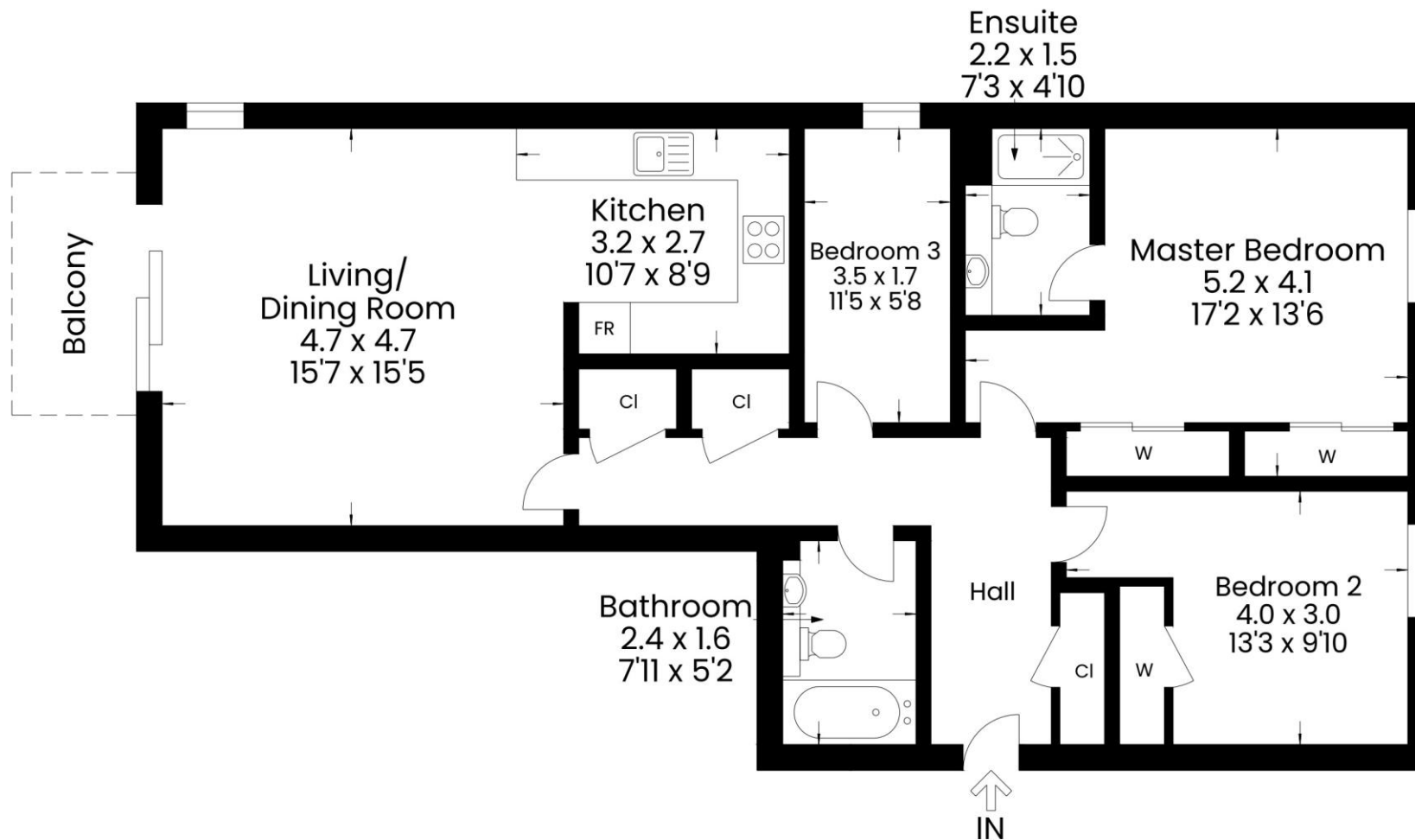


EXTERNAL

The property is set in extensive, mature and well maintained garden grounds with a lovely array of established plants, shrubs and trees.

Allocated parking space.

- Energy Efficiency Rating - B
- Council Tax Band - E



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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