

COULTERS<sup>©</sup>



# TORLUNDY HOUSE, 26 MILTON ROAD EAST

PORTOBELLO, EDINBURGH, EH15 2NJ

 5 BED  3 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

This exceptional traditional detached five-bedroom home is set within the highly sought-after Brunstane area, offering an impressive blend of classic character and modern living. Thoughtfully arranged across two levels, the property provides generous and versatile accommodation ideally suited to family life.



## KEY FEATURES



Exceptional detached property.



Five double bedrooms, one with shower room.



Beautifully presented and fully secured rear garden.



Private driveway parking for two cars.



Within close proximity to Portobello Beach.



Brunstane Train Station is within walking distance.



EPC Rating - D



Council Tax Band - G



The ground floor welcomes you with a spacious sitting room, enhanced by a beautiful bay window that floods the space with natural light, alongside a charming feature fireplace that creates a warm and inviting focal point. Double doors lead seamlessly through to a formal dining room, perfect for entertaining. The modern kitchen is well-appointed with ample storage and extensive work surfaces, complemented by a useful pantry and additional dining space. From here, a door opens directly onto the rear garden, while a generously sized conservatory, accessed from the kitchen, offers a bright and relaxing space with further garden access.

Also on the ground floor is a comfortable double bedroom with an adjoining shower room, ideal for guests or flexible living arrangements. A versatile front-facing room, currently used as a study, completes the ground level and could easily adapt to suit a variety of needs.





## MORE INFORMATION

Upstairs, the property continues to impress with four spacious double bedrooms, many retaining attractive original features that add to the home's character. The principal bedroom benefits from a walk-in wardrobe, while a contemporary shower room and a spacious family bathroom with a striking standalone bath provide excellent convenience. Additional storage throughout ensures practicality without compromising on space.

The property also boasts a spacious loft area, offering exciting potential for conversion or extension, subject to the necessary planning permissions.

Externally, The property is surrounded by a beautiful, well maintained wrap-around garden, offering a private and secure outdoor space perfect for children and pets to enjoy safely. The garden has been thoughtfully designed with a combination of flower beds, lawn, and a paved area ideal for al fresco dining and outdoor entertaining. To the front, a drive edged in old cobble stones provides off-street parking for two vehicles, completing this outstanding family home.

The property also boasts a spacious loft area, offering exciting potential for conversion or extension, subject to the necessary planning permissions.









## THE LOCAL AREA

Brunstane is an extremely popular residential area located to the east of the City Centre and is readily accessible via regular bus services or about 8 minutes by train from Brunstane Station to Edinburgh Waverley. The local area offers a wealth of shopping, leisure and educational facilities, all within walking distance. The Fort Kinnaird plays host to many retail and restaurant names and there is a 24-hour Asda at the Jewel.

There is a multiscreen cinema at Fort Kinnaird and a Bannatyne's Health and Fitness Club at Newcraighall. The nearby King's Manor Hotel also has a Health and Fitness Club and there are several local access points to the city's cycle path network. Leisure and recreational facilities are also provided for on the promenade at Portobello. The property is conveniently placed for linking to the City Bypass which in turn gives good access to the A1, Edinburgh Airport and the motorway network. There is a full range of educational facilities from primary through to Queen Margaret University all within the immediate vicinity.

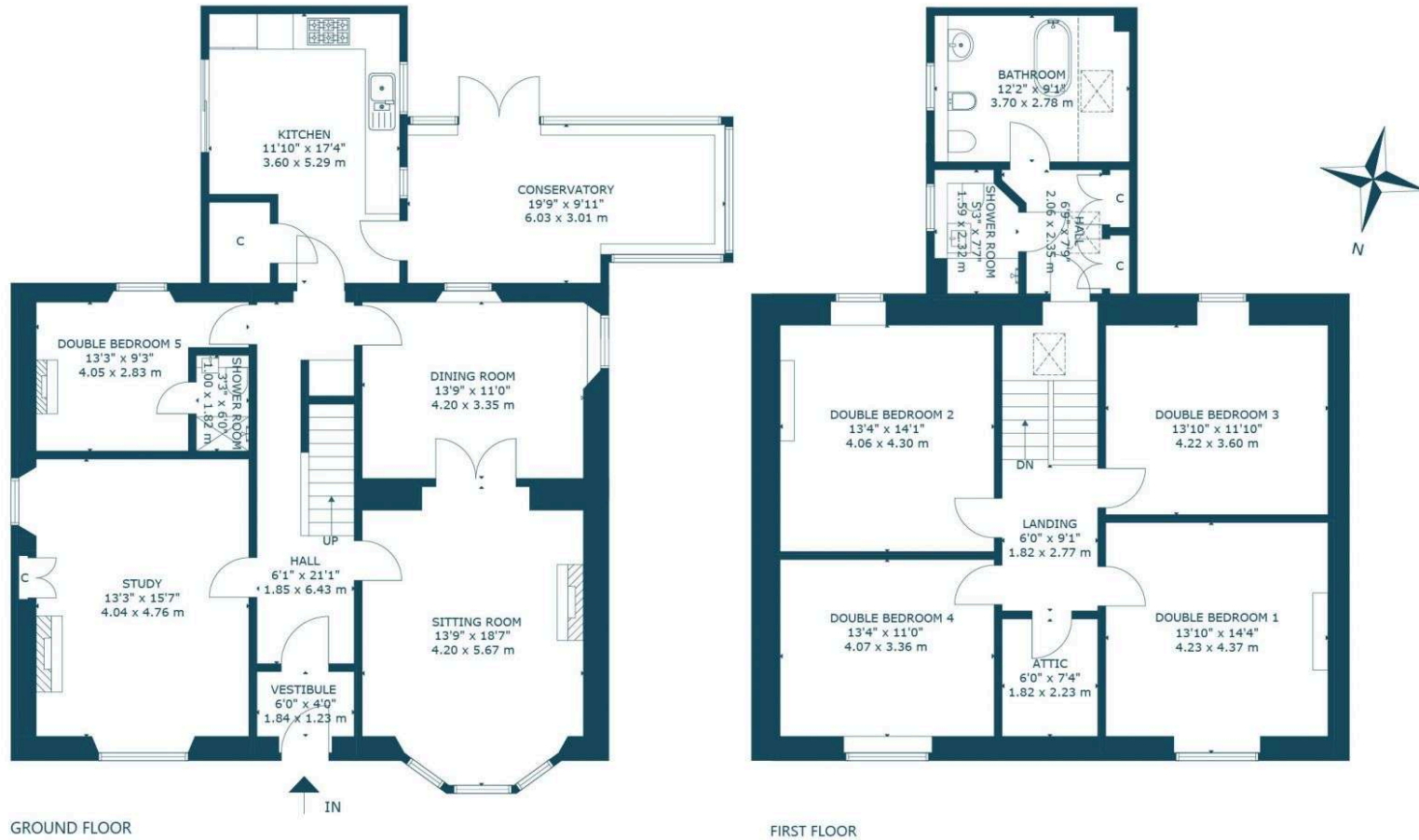
## EXTRAS

All fitted flooring, blinds, light fittings (excluding the ceiling light in the sitting room) and integrated appliances are included in the sale price.

The property also benefits from 12 solar panels, providing an impressive additional income of approximately £1,800 per annum while enhancing the home's energy efficiency.

**HOME REPORT VALUATION: £825,000**





TORLUNDY HOUSE, 26 MILTON ROAD EAST, PORTOBELLO, EDINBURGH, EH15 2NJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,630 SQ FT / 244 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.