



227 Milton Road East

JOPPA | EDINBURGH | EH15 2PB



MURRAY
BEITH
MURRAY



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Welcome to 277 Milton Road East, a charming 4-bedroom detached bungalow located in the highly desirable location of Joppa, set to the east of Edinburgh City Centre. This impressive property enjoys spacious accommodation, a private garage and is surrounded by well-maintained gardens and patios.

Benefitting from a dual aspect sitting room with views to the front and rear gardens, a separate dining room and a converted attic bedroom, this property is particularly appealing to purchasers who are seeking a spacious home in close to the coast.

- Welcoming entrance hall
- Dual aspect sitting room with fireplace, marble surround and wooden mantle
- Double bedroom 1 with bay window and views to front garden
- Dining room with press storage, bay window and views to rear garden
- Small double bedroom 2 with sink and Ensuite WC
- Double bedroom 3 with sink and views to front garden
- Modern shower room with WC, sink and shower unit
- Breakfasting kitchen with fitted wall and floor units, integrated electric hob
- Utility room with area for washing machines and access to rear garden
- Double bedroom 4 in converted attic space, benefiting from ensuite wc and eves storage
- Beautiful, mature gardens laid to lawn and slabbed patios with seating areas
- Gas central heating
- Double glazed windows
- Garage and driveway
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen"



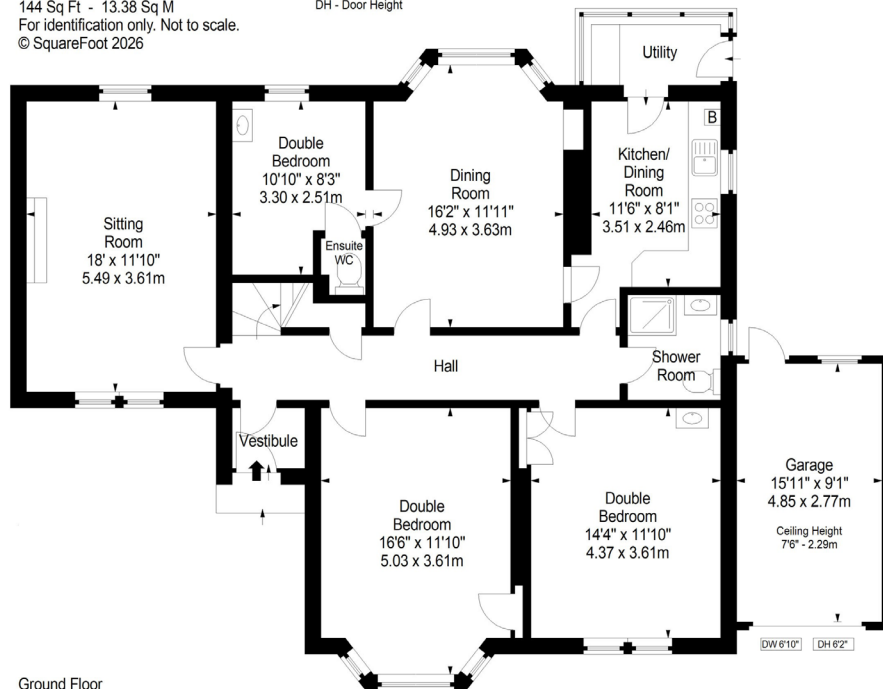


Milton Road East,
Edinburgh, EH15 2PB

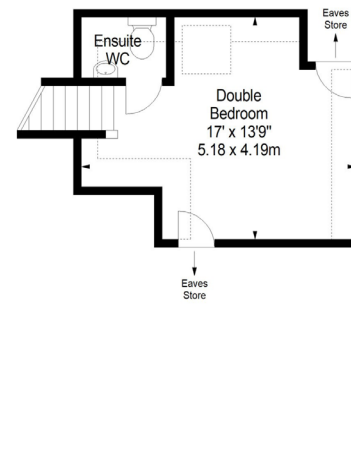


Approx. Gross Internal Area
1463 Sq Ft - 135.91 Sq M
Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
© SquareFoot 2026

Key :
DW - Door Width
DH - Door Height



Ground Floor



First Floor



Location

Situated in the sought-after coastal suburb of Joppa, this property enjoys an enviable location just moments from the beautiful sandy beach and promenade at nearby Portobello. The area offers an excellent range of local amenities, including independent cafés, restaurants, shops and leisure facilities, providing the perfect balance of seaside living and city convenience.

Everyday shopping needs are well catered for, with a selection of supermarkets nearby including Tesco, Lidl and Aldi in Musselburgh, while Fort Kinnaird Retail Park offers an extensive choice of high street retailers, dining options and entertainment facilities. The area is also well served by reputable schooling, with catchment schools Brunstane Primary School and Portobello High School a short distance away.

For those commuting, the property benefits from excellent transport links, with regular bus services providing quick and easy access to Edinburgh City Centre, and Brunstane Train Station close by. The nearby A1 connects seamlessly to the City Bypass, Edinburgh Airport and Scotland's wider motorway network, making this an ideal location for professionals and families alike.

Combining coastal charm, excellent local amenities and superb connectivity, Joppa remains one of Edinburgh's most desirable residential areas.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.