



3 Milton Gardens South
DUDDINGSTON | EDINBURGH | EH15 3PG


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Nestled on a quiet street in the heart of Duddingston, moments from Portobello beach and the vast open green spaces of Arthur's Seat is this spacious and significantly extended terraced house. Boasting large well-maintained garden grounds, a driveway and garage with electric door this property which now requires modernisation would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge that flows through to the ample sized dining room, fully fitted kitchen and has access to the garden facing conservatory and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and shower room. The property further benefits from a fully boarded loft with velux window and Ramsey ladder for access.

- Significantly extended terraced house
- Heart of Duddingston location close to the beach
- Now in need of modernisation
- Large rear garden
- Front garden, driveway and garage
- Welcoming hallway
- Bright lounge
- Fitted kitchen and dining room
- Garden facing conservatory
- Three spacious double bedrooms
- Shower room and a W/C
- Fully boarded loft with velux window and Ramsey ladder

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Externally the fully enclosed and extremely large rear garden is mainly laid to lawn with an abundance of colourful plants, flowers, shrubs and trees. There are wonderful decorative features and a paved area ideal for al fresco dining and entertaining.

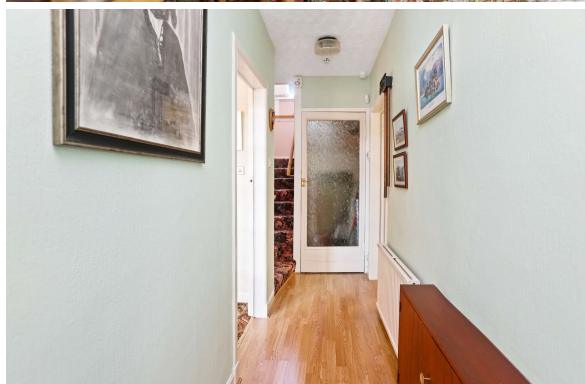
The front garden is paved for ideal low maintenance and to allow multiple car parking spaces and access is afforded to the garage with electric up and over door.

All fittings and fixtures will be included in the sale, with the exception of the tumble dryer, which is excluded. Any included white goods and integrated appliances will be sold as seen and without guarantee.

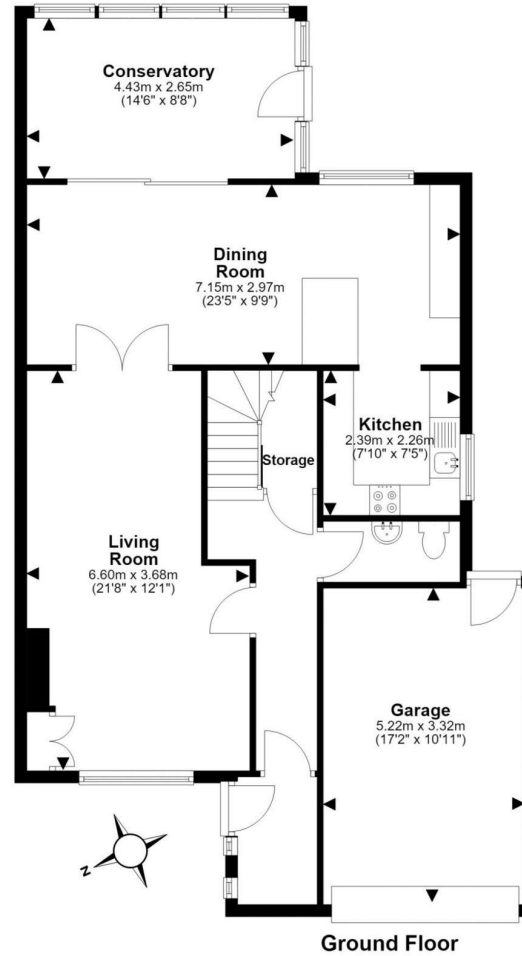
Council Tax E Energy Rating D



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

