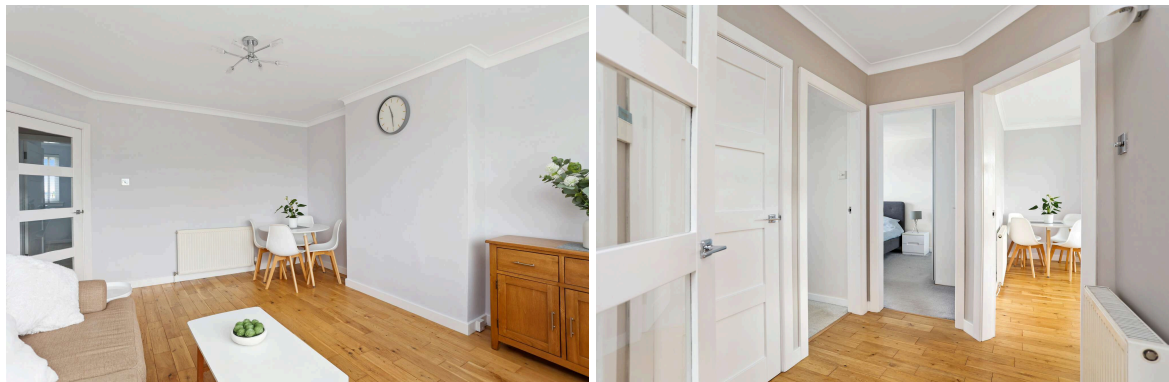




20 Milton Road West
DUDDINGSTON | EDINBURGH | EH15 1LE


warners
solicitors & estate agents



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An exceptional south-facing upper villa presented in immaculate, move-in condition, boasting its own private main door entrance, garage, and beautifully enclosed rear garden.

Finished to an impressive specification throughout, this stunning home combines contemporary style with elegant finishing touches and effortlessly sophisticated decor. Offering bright and spacious accommodation, the property comprises an entrance vestibule with staircase leading to a welcoming central hallway with built-in storage, a generously proportioned living and dining room, and a beautifully appointed contemporary kitchen.

There are two well-proportioned double bedrooms and a stylish bathroom fitted with a modern white suite and shower. Further benefits include an extensively floored attic, providing excellent additional storage space, conveniently accessed by a Ramsay ladder, as well as gas central heating, double glazing and burglar alarm.

Externally, the property enjoys a private enclosed rear garden together with a garage and off-street parking to the rear, making this an outstanding home ideally suited to a range of buyers.

- Stunning south-facing upper villa in true walk-in condition
- Private main door entrance with stylish contemporary interiors
- Bright and spacious living/dining room
- Beautifully finished modern kitchen and bathroom
- Private enclosed rear garden, garage, and off-street parking
- Extensive floored attic, gas central heating, and double glazing

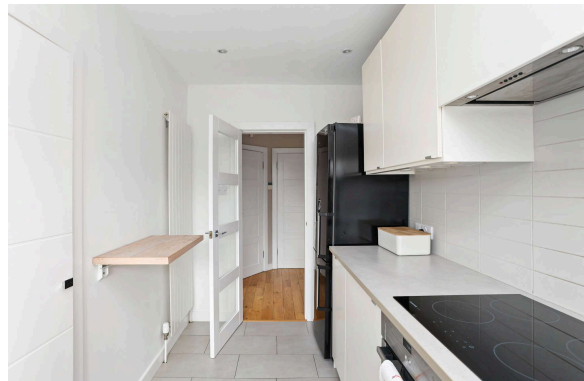
Council tax band C, EPC rating - C

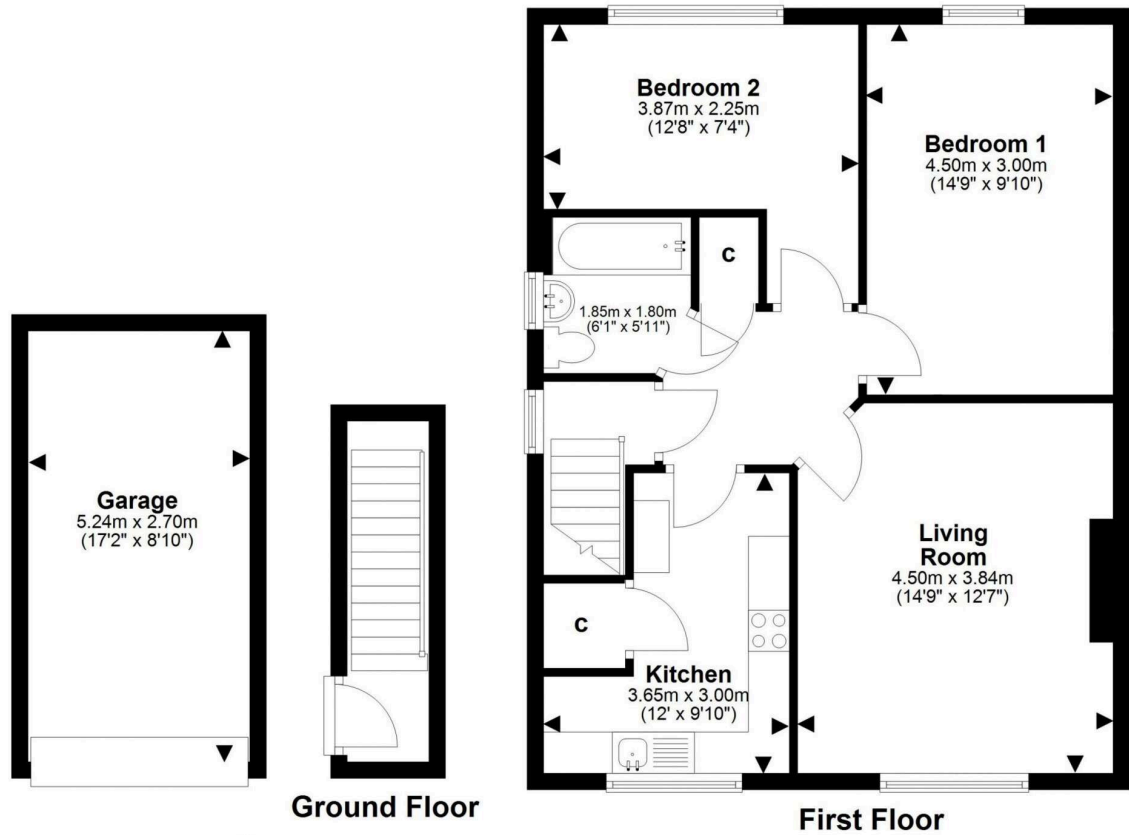
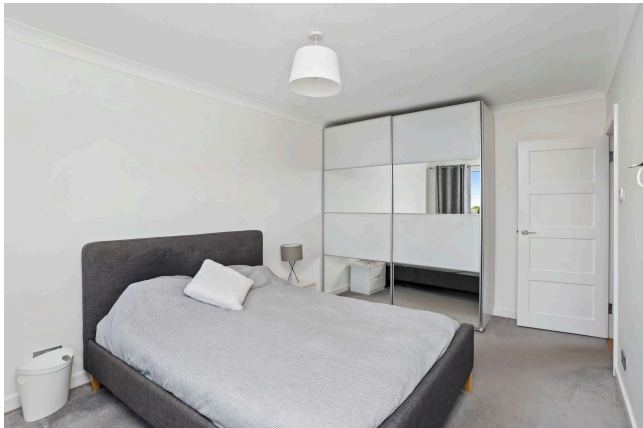
Extras to include: fitted hob, washing machine and fridge freezer. Freestanding wardrobe in bedroom 1, all blinds and curtains.

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



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 cafes, 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 Duddingston and St Johns RC Primary Schools and Portobello and Holyrood High Schools. 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.