



Solicitors & Estate Agents



33 Milton Road West

Duddingston | Edinburgh | EH15 1LD

Set within generous, mature garden grounds in the sought after Duddingston area, this extended detached bungalow offers flexible, well proportioned accommodation that will appeal to a wide range of buyers. Ideally positioned close to excellent local amenities, well regarded schooling, beautiful open green spaces and convenient transport links, the property offers an excellent opportunity to acquire a home in this highly regarded residential area.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - F



Description

An entrance vestibule and hallway welcome you to the property, with the lounge situated to the left and featuring a box bay window. To the rear, the dining kitchen is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks, with doors opening directly into the spacious conservatory. Completing the ground floor are two double bedrooms and a fully tiled bathroom fitted with a white suite and heated towel rail. Upstairs, there are two further bedrooms and a shower room. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, washing machine and garden shed. The fridge/freezer can be made available by separate negotiation.

Gardens and Parking

A neat front garden, bordered by established trees, provides an attractive and private approach to the property. To the rear, the south facing garden is a particular feature of the home, with a large lawn and patio creating an ideal space to relax, dine and entertain during the warmer months. A detached garage with an up and over door, power and light is complemented by a driveway providing off street parking for several vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).





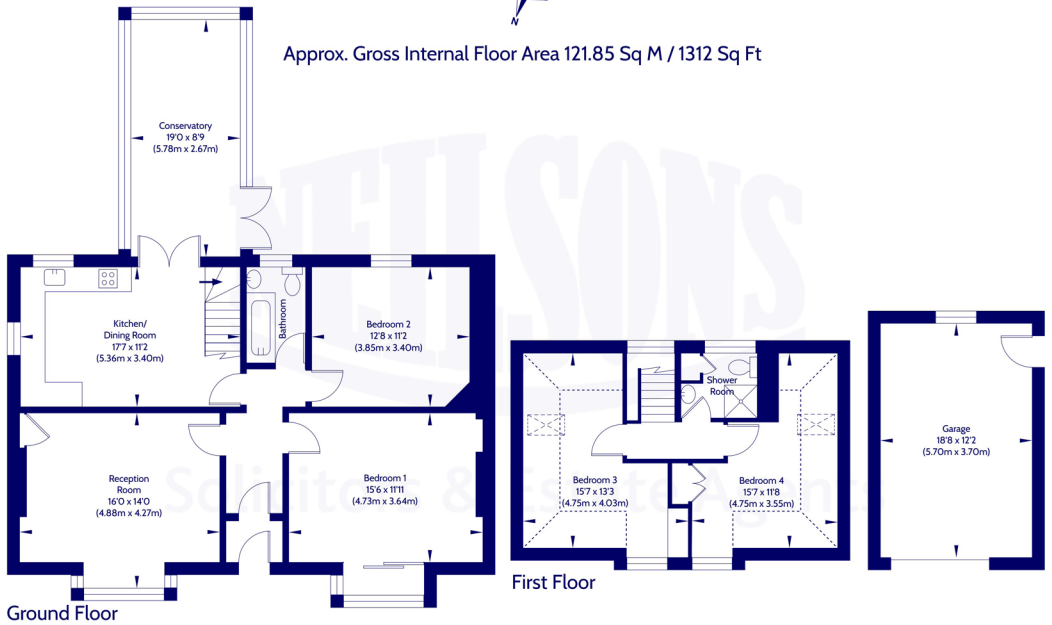
Location

33 Milton Road West enjoys a prime position in the highly sought after area of Duddingston, one of the city's most picturesque and established neighbourhoods. Renowned for its village like charm while remaining within easy reach of the city centre, Duddingston offers an exceptional balance of tranquillity and convenience, making it particularly appealing to families and professionals alike. The area is surrounded by an abundance of natural beauty, with the iconic Arthur's Seat and the expansive green spaces of Holyrood Park just a short distance away. These provide fantastic opportunities for walking, cycling, and enjoying panoramic views across Edinburgh. Nearby, Duddingston Loch and Dr Neil's Garden offer peaceful settings for relaxation, further enhancing the area's appeal for those who value outdoor living. For everyday amenities, residents are well served by a range of local shops and services, with additional retail and leisure facilities available at Fort Kinnaird Retail Park, which hosts a wide selection of high street stores, supermarkets, and dining options. The nearby areas of Portobello and Musselburgh also provide further amenities, including the popular Portobello Beach, ideal for seaside walks and leisure activities. The property lies within the catchment for well regarded schooling at both primary and secondary levels, enhancing its suitability for families. In addition, excellent transport links are readily available, with regular bus services providing swift access to Edinburgh City Centre and surrounding areas. For those commuting further afield, convenient road connections to the A1 and City Bypass ensure easy travel across the region.





Approx. Gross Internal Floor Area 121.85 Sq M / 1312 Sq Ft



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

