



**269 Milton Road East, Joppa**  
Edinburgh, EH15 2LD



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops and a selection of eateries. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

## DESCRIPTION

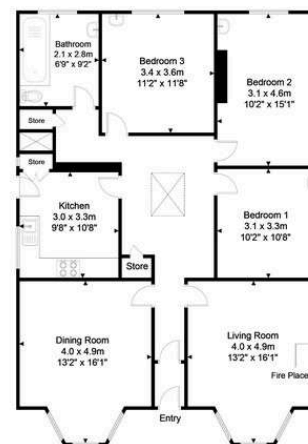
Milton Road East is a traditional 3 bed detached bungalow situated within the highly desirable district of Joppa, East of Edinburgh city centre. The property is in need of modernisation and redecoration but offers excellent development potential subject to obtaining the necessary consent. The accommodation comprises: entrance vestibule; impressive feature hallway with cupola; bright and spacious south facing bay windowed living room with feature fireplace; versatile bay windowed dining room; double bedroom 1; double bedroom 2; double bedroom 3; kitchen with ample floor and wall mounted storage units and bathroom with shower over bath. Externally, the property offers a low-maintenance front garden and a sprawling walled garden to the rear, offering superb potential to extend without comprising upon the large garden space. Private parking is provided by a multi-car driveway.

The energy efficiency rating for this property is band E

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

269 Milton Road East, Brunstane, EH15 2L  
 Approximate Gross Area  
 117 sq m / 1259 sq ft



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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