

**82 Milton Road, Brunstane
Edinburgh, EH15 3AZ**

OFFERS OVER £235,000



drummondmiller



- Terraced home in small tree-lined cul-de-sac
- Sunny living/dining room and fitted kitchen/appliances
- 2 double bedrooms and single bedroom
- Bright bathroom
- GCH and double glazing
- Driveway and enclosed south-facing garden
- Ideal commuter base
- EPC C

Description

This generously proportioned terraced house is quietly situated in a very small cul-de-sac set back and screened by mature trees from Milton Road. Of solid brick construction, the property offers larger than average rooms providing comfortable accommodation (84sqm) for families. It has a full length living/dining room boasting wide patio doors which give direct access onto the sunny south-facing rear garden. Also positioned to the rear, the kitchen is stylish having modern fitted cabinets/worktops along with integrated appliances. Two double bedrooms (one with in-built wardrobes), a single bedroom and the bright bathroom featuring contemporary white fittings (and over-bath shower) are found on the upper floor. There is above average storage throughout including an insulated loft space accessible via a Ramsay ladder. Potential exists for a rear extension (subject to necessary consents).





Central Heating and Double Glazing

The property is a warm and sunny home having gas central heating (serviced annually) complemented by replacement UPVC double glazing.

Garden

There is an easily maintained private front garden with a private drive/parking space. A fully enclosed rear garden benefits from a sunny, south-facing aspect.

Location

Right at the eastern outskirts of Edinburgh, this very popular section of Milton Road (A1) is quite literally yards away from the modern Portobello High School and golf course. It is ideal for commuters being right on a well-served bus route and beside Milton Link and Brunstane Rail Station (less than half a mile). It is also extremely convenient for the Jewel, large Fort Kinnaird Retail Park at Newcraighall, Portobello beach and Musselburgh. Major City Centre attractions are a short drive away (5 miles).

Extras

The sale price includes fitted carpets, blinds and the integrated hob, double oven, cooker hood and fridge/freezer.

Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours).

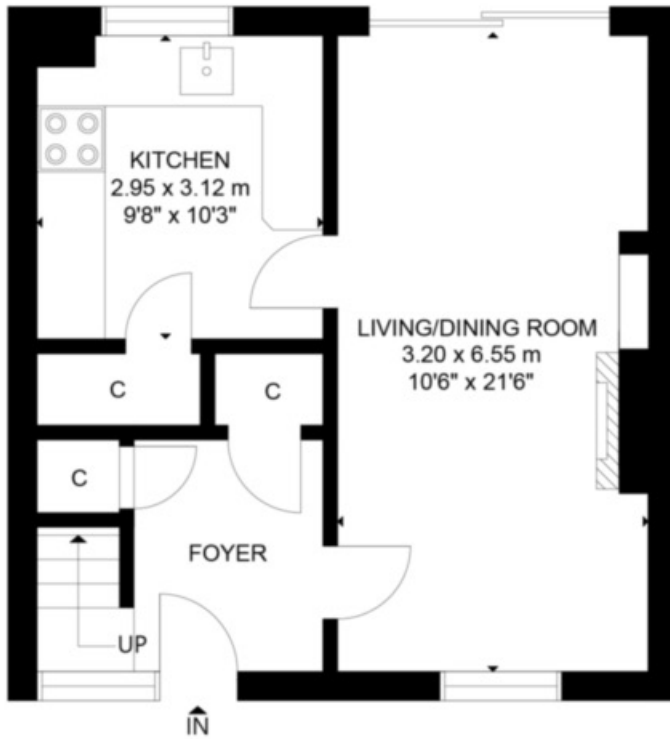
Mortgage Valuation

The mortgage valuation is £235,000 and the Home report is available via the ESPC web site.

EPC and Council Tax

The property has a D-rated Energy Performance Certificate and is in Council Tax band C.





GROUND FLOOR



FIRST FLOOR

82 MILTON ROAD, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 897 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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