





## 106 Milton Road West, Edinburgh, EH15 1RD

### Description

Attractive detached bungalow in excellent order throughout and with scope for being extended into the loft and potentially also into the large garden to the rear. It is located in the sought after residential area of Duddingston and has access to excellent amenities and good local schools nearby. It has a large monoblocked driveway to the side and extensive, beautifully landscaped front and rear gardens.

The accommodation comprises:

- Vestibule
- Spacious and open hall with storage cupboard; there is a hatch from the hall with Ramsay ladder into the large floored attic
- Bay windowed sitting room which lies to the front with feature electric fireplace, oak flooring, cornicing and cupboard / press
- Front facing bay windowed dining room with shelved press and cornicing which could potentially be used as a fourth bedroom
- Galley style kitchen fitted with traditional wooded wall and base mounted units with granite worktops and appliances including a gas cooker, fridge freezer; tiled flooring
- Two generous rear facing double bedrooms one of which has fitted wardrobes
- Good sized single bedroom / home office
- Modern shower room with a large shower enclosure, WC, bidet, wash basin with vanity unit and mirrored medicine cabinet



### Viewing details

Please call DMD Law 0131 316 4666  
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### Location

Milton Road West is situated in the popular residential area of Duddingston, which lies a short distance to the south east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Marks & Spencer and Boots, amongst others. It lies in the school catchment area for Duddingston Primary School, St John's RC Primary School, Portobello High School and Holy Rood RC High School. There is a good bus service to the City Centre and beyond to East Lothian. The A1, City Bypass and main motorway networks are also within easy reach. The property is also close to Duddingston Golf Club and pleasant walks can be enjoyed nearby in Holyrood park or in neighbouring Portobello and Portobello beach. It is also conveniently placed for the New Royal Infirmary of Edinburgh.

### Outside and Gardens

Large monoblocked driveway to the side which leads to the single detached garage. The rear garden is beautifully landscaped with areas of lawn and well stocked raised borders and patio area. There is also a fruit orchard. The front garden is paved but has mature plants such as hydrangeas, Calla lilies and roses to add some colour and greenery.

### Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale. The furniture is available by separate negotiation. The curtains are excluded from the sale. There is a chest freezer in the garage which can be left if desired.

### Fire alarms

New interlinked smoke alarms and heat detectors have been fitted to comply with the new Scottish Fire Alarm Legislation.

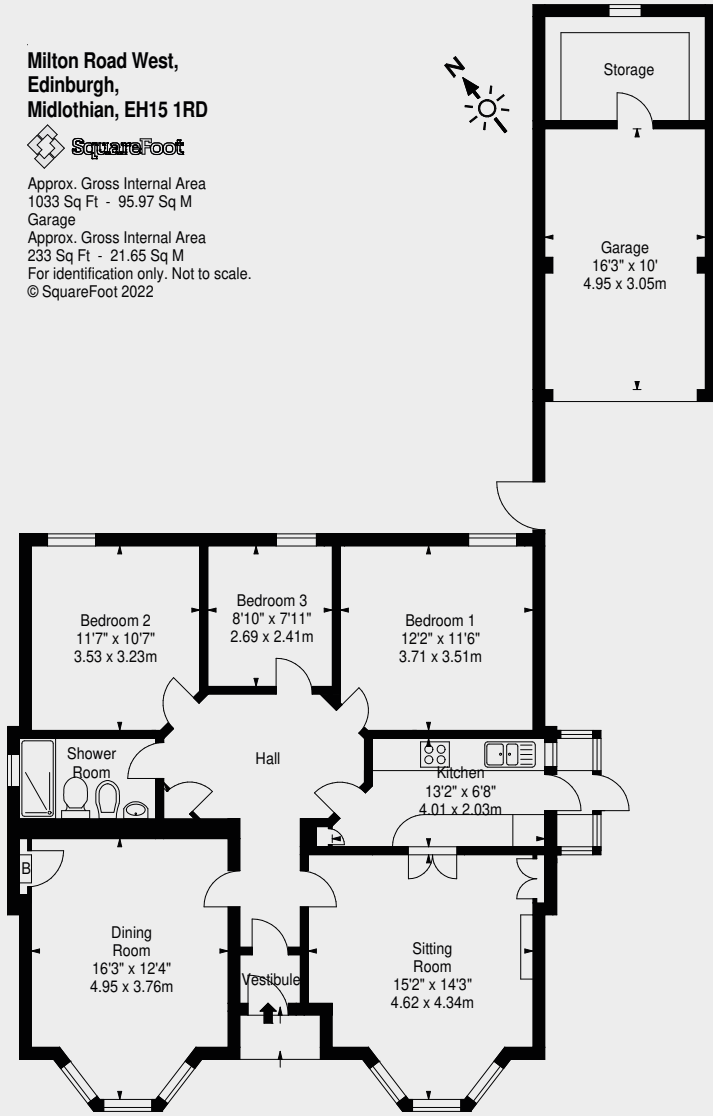




Milton Road West,  
Edinburgh,  
Midlothian, EH15 1RD



Approx. Gross Internal Area  
1033 Sq Ft - 95.97 Sq M  
Garage  
Approx. Gross Internal Area  
233 Sq Ft - 21.65 Sq M  
For identification only. Not to scale.  
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Ground Floor



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