



**15 Milton Road East**  
Edinburgh, EH15 2ND

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# "15 Milton Road East is an immaculately presented end terraced Victorian villa, offering spacious and flexible accommodation over ground and first floor"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING/SITTING ROOM
- UTILITY ROOM
- SHOWER ROOM & W.C
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARDEN OUTHOUSE
- DRIVEWAY















## LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, 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 refurbished Jewel & Esk College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

## COUNCIL TAX

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



## DESCRIPTION

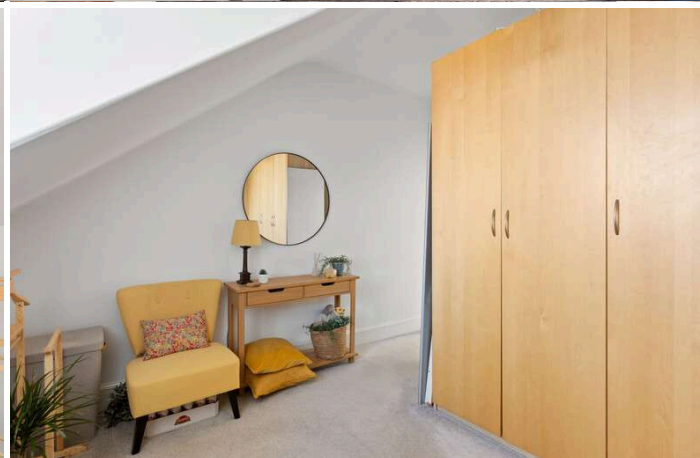
15 Milton Road East is an immaculately presented end terraced Victorian villa, offering spacious and flexible accommodation over ground and first floor. Situated in the highly regarded district of Brunstane and brimming with original period features, complimented by contemporary additions by the current owner, early viewing is highly recommended. The exquisite accommodation comprises: vestibule with original encaustic floor tiles; welcoming "L" shaped hallway with under stair storage cupboard; south facing bay windowed living room with beautiful ornate cornice, ceiling rose and feature focal fireplace; bright and spacious rear facing dining/sitting room with gas stove and a quality fitted, contemporary kitchen off with large centre island; beautiful bespoke conservatory with views over the enclosed, low maintenance landscaped rear garden; handy utility room with shower room off completes the ground floor accommodation. A beautiful, well-lit staircase with wrought iron bannisters and wooden rail lead to the 1st floor, comprising: generous double bedroom 1; double bedroom 2 enjoying incredible views across the Forth; front facing double bedroom 3; double bedroom 4 to the rear and a tiled family bathroom with mains fed shower over bath which completes the accommodation on offer. Externally, the property boasts off street parking for 2 cars enclosed by mature hedging. To the rear is an enclosed, private paved garden, perfect for relaxing and entertaining in the summer months, which is surrounded by annual plants. There is an outhouse with power & hot and cold taps. Further benefits include: gas central heating system and double glazing. The energy efficiency rating for this property is band E.

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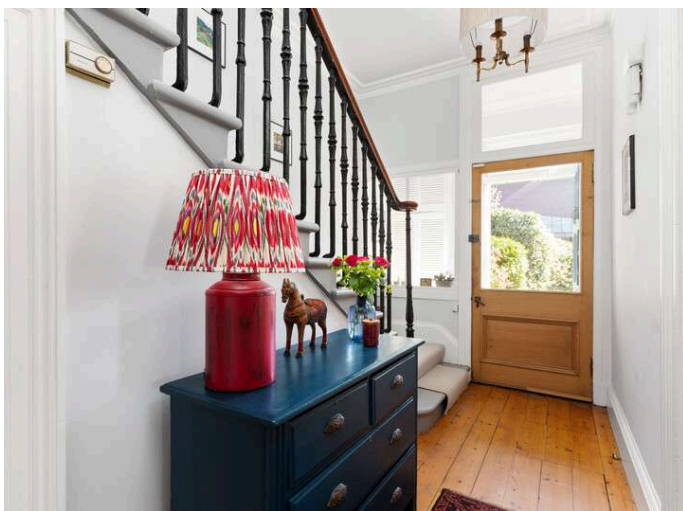








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