

**10 Milton Road East**  
Edinburgh, EH15 2NE

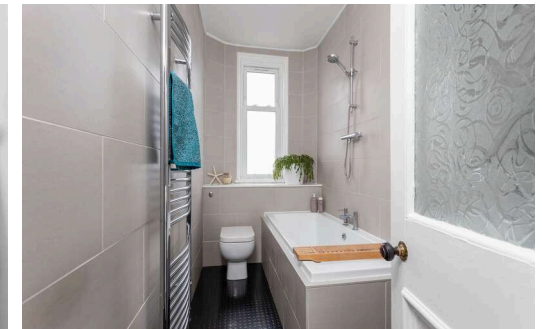
**A**



# "10 Milton Road East is a traditional and versatile end terraced home, situated within the highly desirable district of Brunstane "

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- FAMILY ROOM / BEDROOM 4
- DINING KITCHEN
- UTILITY ROOM & WC
- STUDY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- MULTI-CAR DRIVEWAY
- SINGLE GARAGE





## 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

10 Milton Road East is a traditional and versatile 4 bed end terraced home, situated within the highly desirable district of Brunstane, East of Edinburgh city centre. Ideally positioned to take advantage of the excellent amenities on offer at nearby Portobello, including the beach and promenade, this fantastic home is offered in exceptional and genuine move in condition and early viewing is recommended. The accommodation comprises: vestibule with encaustic floor tiles; welcoming "L" shaped hallway; impressive living room with bay window, feature fireplace, Edinburgh Press and ornate cornicing; modern kitchen diner, large enough to accommodate a table and chairs for 6; versatile family room/bedroom 4 with feature fireplace; handy utility room with WC off; generous study; carpeted return staircase to upper landing; beautiful bay windowed bedroom 1 with shelved recess; double bedroom 2; double bedroom 3 and a fully tiled, contemporary family bathroom with shower over bath which completes the accommodation on offer. Externally, the property offers a low-maintenance front garden and generous south facing walled garden to the rear with large patio area, perfect for entertaining in the summer months. Private parking is provided by a multi-car driveway which leads to a single garage. Further benefits include gas central heating and double glazing.

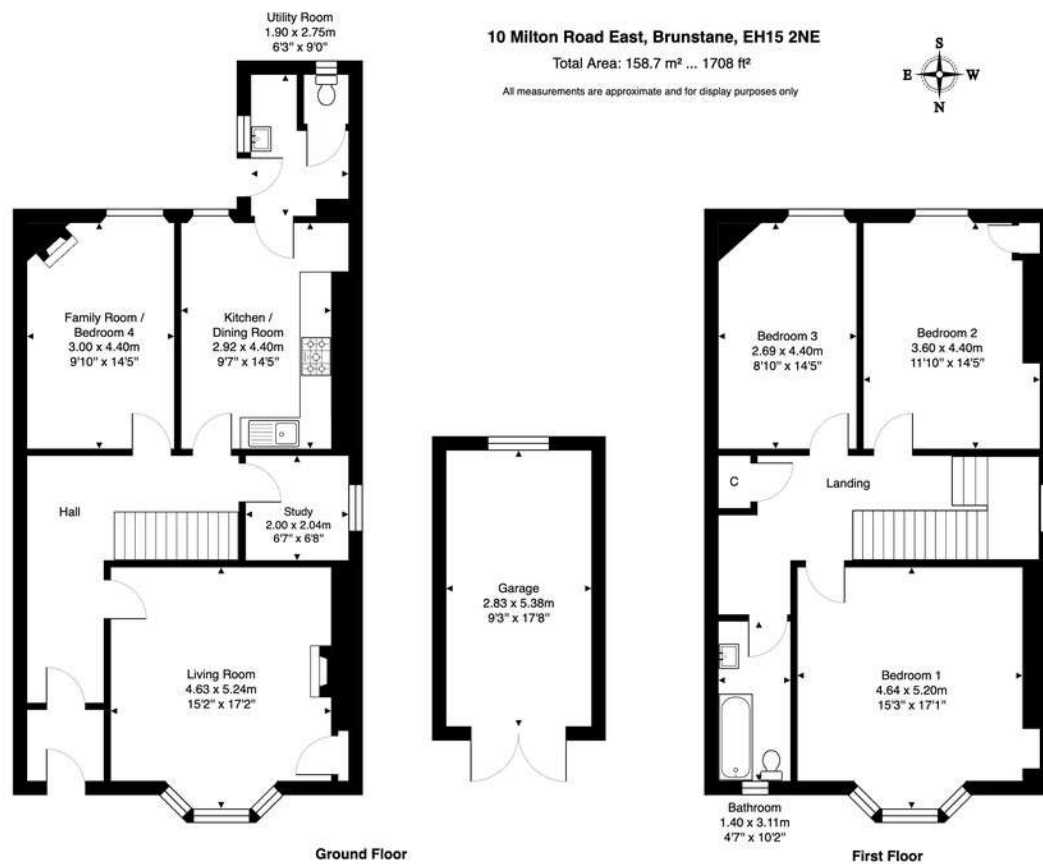
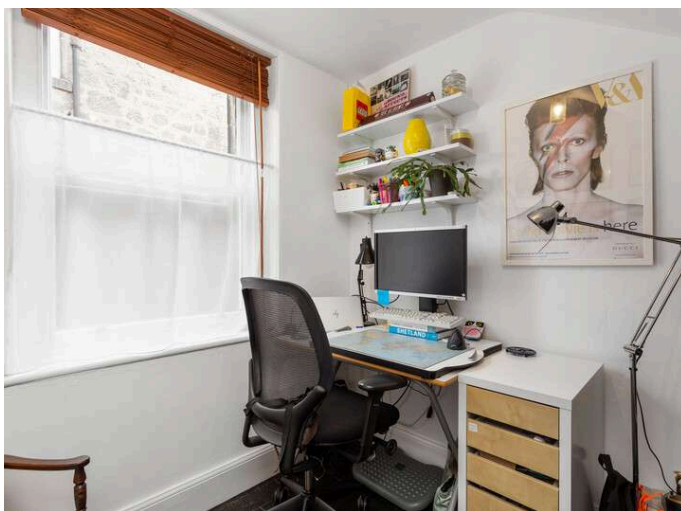
## EPC RATING

The energy efficiency rating for this property is band D

10 Milton Road East, Brunstane, Edinburgh, EH15 2NE



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
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