



78 Milton Road West  
Duddingston, Edinburgh, EH15 1QY

CALL US ON 0131 447 4747

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- Entrance vestibule.
- Reception hall.
- Living room with box bay window & feature fire.
- Dining room overlooking rear garden.
- Good sized breakfasting kitchen with door leading to rear garden.
- Master double bedroom with feature fire.
- Further double bedroom with feature fire.
- Four-piece family bathroom with separate shower.
- Study with spiral staircase to upper level & door leading to side of property.
- Bedroom three with coombed ceilings & storage.
- Further storage within eaves.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Extensive and child friendly garden to rear.
- Alarm.



## GENERAL DESCRIPTION

Located in the highly regarded Duddingston area of the city and offering generously proportioned and versatile accommodation, this extended detached bungalow is perfectly positioned for access to a wide range of local amenities and a short journey to the east of the City Centre. Although in need of upgrading and modernisation, the property offers excellent potential to create a wonderful family home in a great location.

COUNCIL TAX BAND - F.  
TRAIN STATION - APPROXIMATELY 1 MILE TO BRUNSTANE TRAIN STATION.  
AIRPORT - APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN WALKING DISTANCE

## LOCATION

Nestled close to the majestic Arthur's Seat and Salisbury Crags, Duddingston lies just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, the nearby Figgate Park and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. There is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club. The area is served by fantastic local services and amenities, The property is well positioned to take advantage of an excellent range of shopping facilities in the vicinity including a 24 hour Asda Supermarket, the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. The nearby Portobello High Street is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston is within the catchment area for excellent local schools including St John's RC and Duddingston primary schools as well as Holy Rood RC and Portobello High schools. Jewel and Esk Valley College is on hand for the more mature student. It's close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE FREESTANDING COOKER. THERE WILL BE NO GUARANTEES FOR THE GAS FIRES OR WHITE GOODS. THE GARDEN SUMMERHOUSES, GREENHOUSE, SHED AND STORAGE HUT WILL BE INCLUDED WITHIN THE SALE PRICE.**

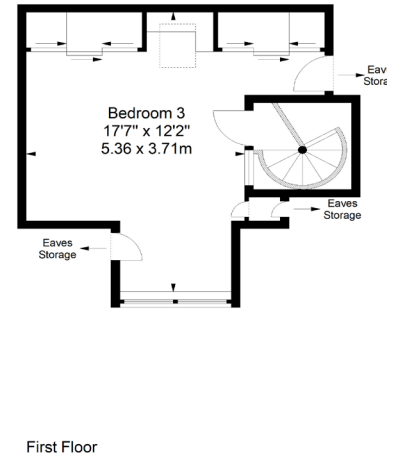
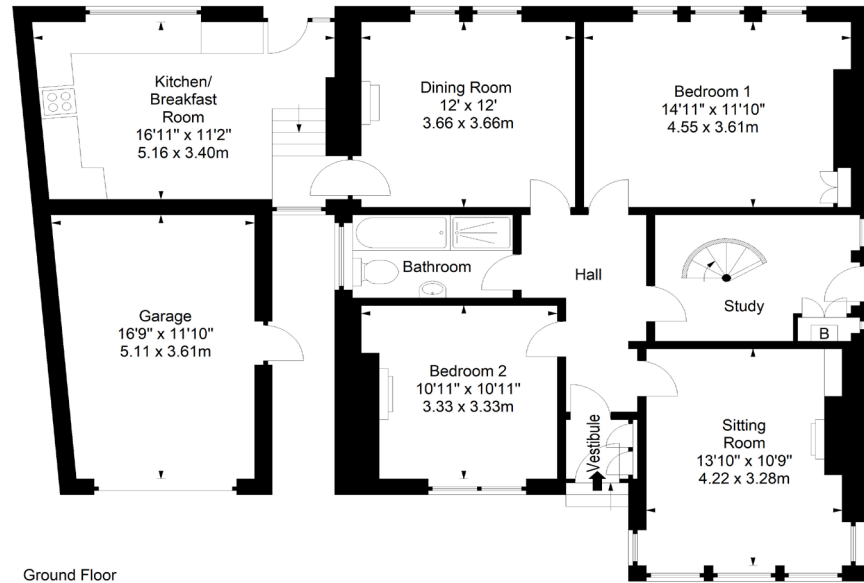




Milton Road West,  
Edinburgh,  
City of Edinburgh, EH15 1QY



Approx. Gross Internal Area  
1526 Sq Ft - 141.77 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



ENERGY PERFORMANCE  
CERTIFICATE RATING E

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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.