



250 Milton Road East, Edinburgh, EH15 2PG



## Welcome

This charming detached bungalow set over two levels, dating back approximately 100 years, is set within exceptional, beautifully maintained and generously proportioned gardens, offering both privacy and superb outdoor space.

The ground floor accommodation begins with an elegant formal lounge to the front, featuring a bay window, ornate coving, an Edinburgh press and a living gas flame fire with decorative surround. To the rear, the spacious family room enjoys patio doors framing stunning views over the south facing gardens and providing direct access outdoors.

There is a separate dining room, which offers flexibility as a potential sixth bedroom if required, along with two further well-proportioned bedrooms. The family bathroom is centrally positioned, and the spacious kitchen is fitted with a wide range of units, retaining character with a charming recessed alcove where the original stove would have been. A door from the kitchen provides convenient side access to the property,

The mature landscaped gardens are a particular highlight of the property -especially being south facing at the rear, thoughtfully planted and exceptionally well maintained, creating a peaceful and private outdoor retreat. Expansive established borders and seasonal planting provide colour and interest throughout the year. A patio area gives a perfect space for alfresco dining. There is the benefit of a garden room with power offers excellent versatility, perfect for a home office, studio or hobby room.

To the front along with further mature gardens there is a mono-bloc driveway with parking up to 3 cars and a detached garage.

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From the rear family room a staircase leads to the upper level where the impressive sense of space continues, with each room offering excellent proportions and versatility.

The exceptionally spacious principal bedroom is a standout feature of the home, benefiting from an extensive range of built-in storage and enjoying beautiful, elevated views across the mature rear gardens. The room offers ample space for additional furnishings.

Bedroom two is another generous double, further enhanced by an enviable walk-in wardrobe, providing superb storage and organisation while maintaining a clean and uncluttered living space.

Bedroom three is situated to the front of the property and enjoys delightful sea views across the Forth, adding a unique and ever-changing outlook. This room also gives access to a substantial dressing room/study, offering excellent flexibility as a home office, nursery, hobby room or additional storage area, depending on requirements.

Completing the upper accommodation is a well-appointed shower room, thoughtfully designed and complemented by a large storage cupboard.

The property is double glazed with the exception of three windows and benefits from gas central heating controlled by hive.







## Joppa

Situated in the highly desirable coastal suburb of Joppa, this property enjoys an enviable setting just a short distance from the promenade and shoreline. Milton Road East offers the perfect balance of seaside tranquillity and city convenience.

Excellent local amenities are close at hand with shops, cafés and everyday essentials nearby in Joppa and neighbouring Portobello. Fort Kinnaird Retail Park is also within easy reach for more extensive shopping.

The area is well served by regular bus links providing swift access into Edinburgh city centre, while the nearby A1 offers convenient connections further afield. Reputable schooling is available locally at both primary and secondary level.

With coastal walks on the doorstep and the vibrant Portobello High Street just along the promenade, this is a superb location for those seeking relaxed seaside living without compromising on accessibility.

## Extras

All window coverings, light fittings, kitchen white goods are included in the sale. Other items, including garden tools in garage can be by separate negotiation.

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# Get in touch

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