





## 91 Milton Road West

*A three-bedroom detached house situated in popular Duddingston, set within easy reach of Portobello and the city centre, and offering spacious accommodation and the possibility to extend and develop further (subject to consent). Representing an ideal home for families and city professionals, this property also features two reception rooms (including a sunroom extension), a large floored attic, generous gardens, and a private driveway. Whilst it requires modernisation, the home's outstanding potential is self-apparent.*

Inside, a vestibule gives way to a broad reception hall (with storage), with the living room on the right. This reception area has ample floorspace for a good choice of comfortable furnishings, and is filled with light from two windows. From here, glazed doors lead into the very generous sunroom, which can accommodate both lounge and dining furniture. Reached via the sunroom or hallway, the adjacent dining kitchen also has a spacious footprint, offering real potential to become a contemporary focal point. It is brightly illuminated by a skylight, and provides space for another table and chairs. A large utility room with garden access supplements the kitchen. On the opposite side of the hall are three double bedrooms. The master bedroom enjoys generous king-size proportions for an assortment of furnishings, as well as a box bay window and built-in storage. The second bedroom features built-in wardrobes, whilst the third bedroom has flexible dimensions for use as an office. Completing the accommodation is a fully-tiled bathroom with a three-piece suite and overhead shower. From the hall, accessed via a drop-down ladder, there is a sizeable attic with full head height, offering potential for a modern conversion (subject to planning permission). Double-glazed windows and gas central heating ensure year-round comfort.

Externally, the property is flanked by a low-maintenance front garden and a fully-enclosed rear garden, which has a sprawling lawn and a patio. The size of the rear garden also provides additional scope for further development (subject to consent). Private parking is provided by a multi-car driveway at the home's front.

Extras: to be sold as seen, including all fitted floor and window coverings, and light fittings.

EPC Rating: D



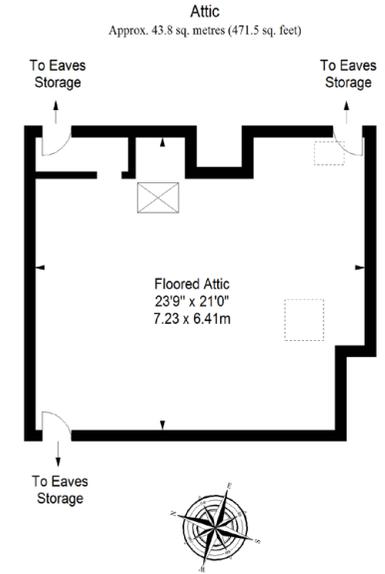


## Features

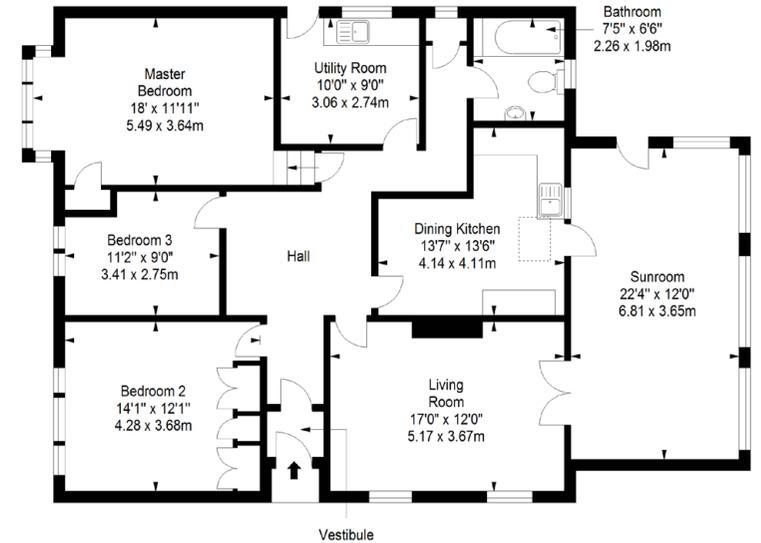
- Spacious detached house
- Situated in popular Duddingston
- In easy reach of the coast & capital
- Outstanding potential to develop (subject to planning permission)
- Vestibule & reception hall
- Light-filled living room
- Large sunroom extension
- Spacious dining kitchen
- Large utility room
- Three double bedrooms
- Fully-tiled 3pc bathroom
- Sizeable, full-height attic
- Private front & rear gardens
- Multi-car driveway
- GCH & DG

## Duddingston, Edinburgh

Nestled at the foot of majestic Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre. With the vast open spaces of Holyrood Park and Duddingston Loch to the west, 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. And of course, 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, particularly on nearby Portobello High Street, which 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, and its 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.



**Ground Floor**  
Approx. 140.3 sq. metres (1510.2 sq. feet)



Total area: approx. 184.1 sq. metres (1981.7 sq. feet)