



This is a most appealing SECOND FLOOR APARTMENT part of a peaceful residential cul de sac just off Milton Road East, some 4 miles east of Edinburgh's city centre. The location offers excellent amenities and proximity to the seafront at both Joppa and neighbouring Portobello.

Hall, Large open plan Living/Dining/kitchen Space, 2 Bedrooms ( one with en suite shower) & bathroom. LIFT; Gas Central Heating; Double Glazing; Shared grounds & Private Parking & bike store. \*\* VALID EWS 1 FORM.

Viewing: call 07776 198 960 (agent).

**Offers Over £240,000**

#### Location

Milton Road is Edinburgh's main arterial link to East Lothian (A1) and this section is located on the fringes of the city, yet is only 4 miles from the centre. It is also one of the best areas for local amenities with a host of choices for shopping, whether at the nearby retail complexes of Fort Kinnaird or the lovely traditional shops along the bustling Portobello High Street; or the transport links of regular buses, the city by-pass or even the train stop at Brunstane . The recreational options are wide and varied too, with convenient access to parks, golf courses, walks, swimming pools and leisure centres...as well as the seaside along the coast. The highly regarded Portobello High school, the St John's or Brunstane Primary schools, serve the district. It is therefore of no surprise that many prospective buyers wish to live here.

#### The Property

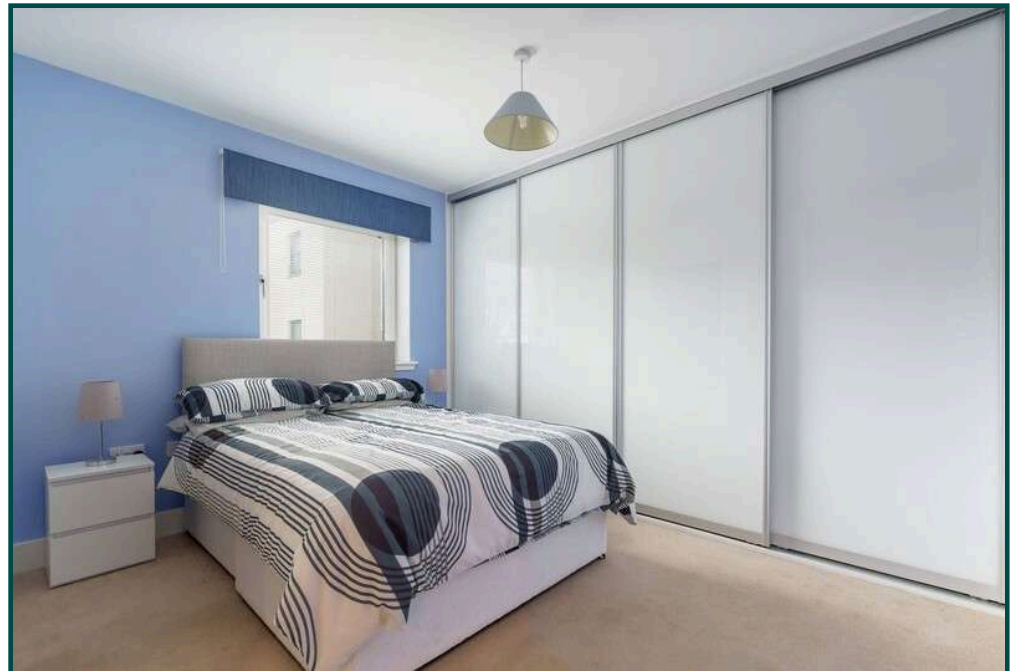
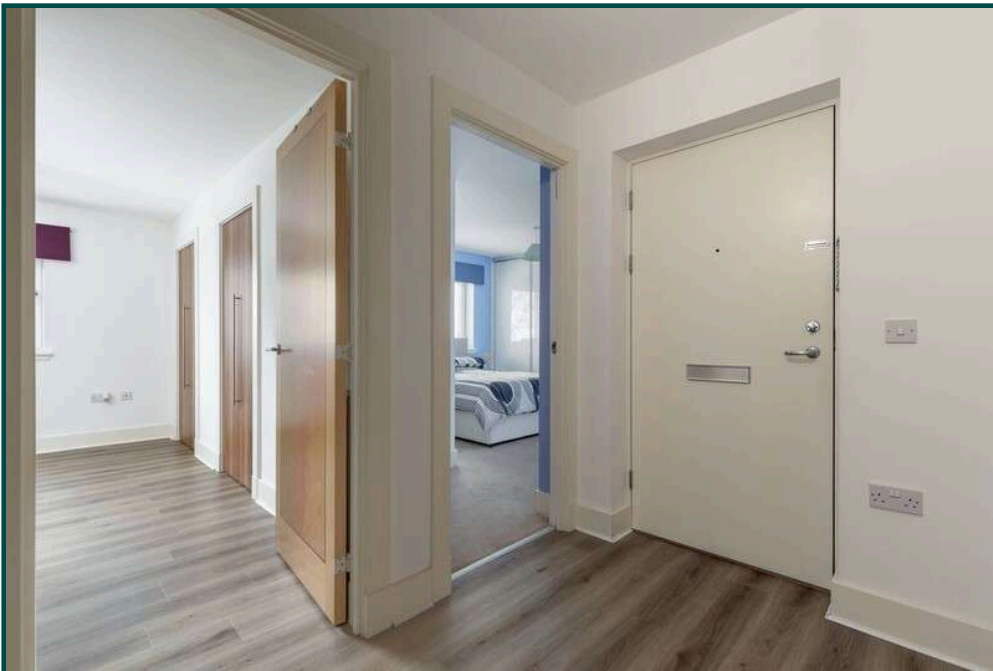
In excellent condition, this is a bright and nicely designed SECOND FLOOR FLAT within a plush contemporary development. The rooms are bright and spacious and enjoy a pleasant aspect over the rear grounds. Both Bedrooms are doubles and have super storage; one has an en suite shower. Gas central heating, double glazing, private parking and the convenience of a lift are other features of the property. The selling price is very reasonable when compared to brand new flats on this side of town.

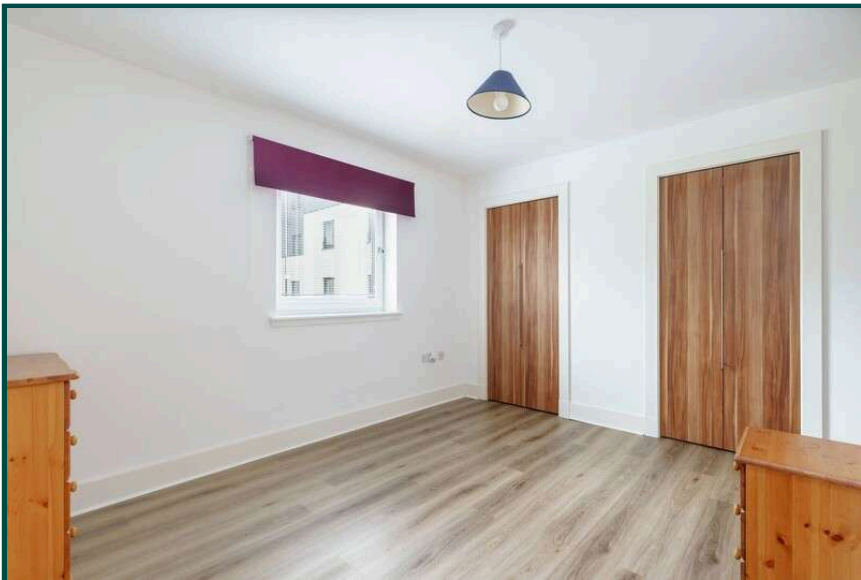
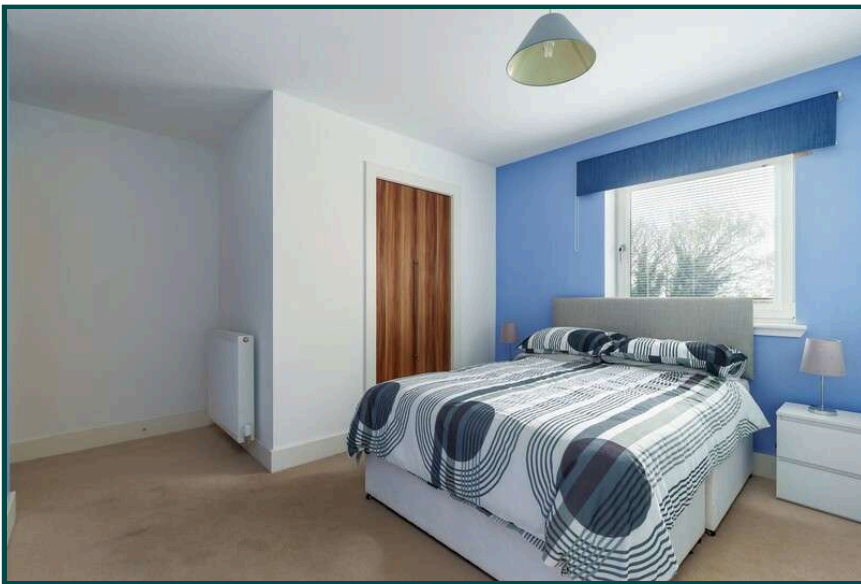
Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.escpc.com)

Home Report Value: £245,000

Energy Performance Certificate: Rated C



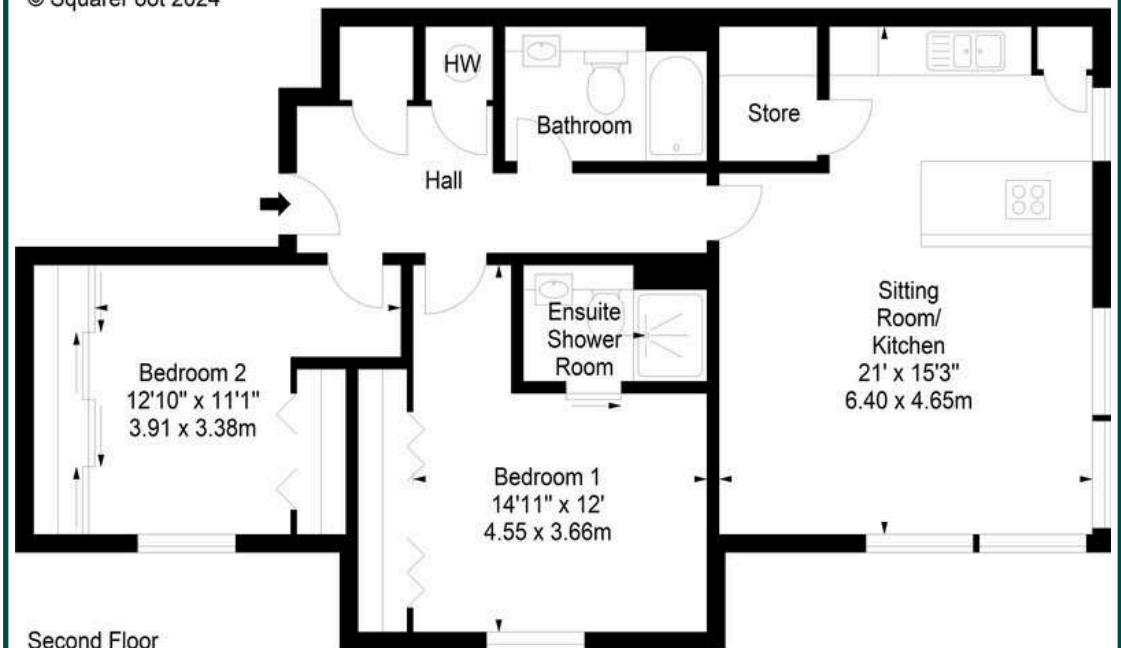
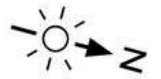




Milton Road East,  
Edinburgh,  
Midlothian, EH15 2NL



Approx. Gross Internal Area  
844 Sq Ft - 78.41 Sq M  
For identification only. Not to scale.  
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Second Floor

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