

114 Milton Road West,
Edinburgh
EH15 1RG

cameron stephen
solicitors & estate agents



Beautiful, extended detached bungalow with magnificent, large rear garden and two garages on a substantial corner plot

114 Milton Road West,
Duddingston





description

Stunning, extended detached bungalow, finished to an exceptional standard with high-quality finishes and neutral decor, occupying a substantial corner plot. The property has been completed refurbished and extended and now provides excellent family accommodation over two levels with two garages, an external store and an exceptionally large private garden including a raised deck with stainless steel and glass balustrade, multiple patios and sitting areas in which to enjoy the sunshine all day and long into the evening, as well as a lawn. The accommodation comprises an entrance vestibule with terrazzo tiled floor, a welcoming reception hall which sets the tone for the rest of the accommodation, a beautiful bay windowed sitting room, a wonderful dining kitchen with French doors to the rear garden, a bay windowed master bedroom with wardrobes, 2 further double bedrooms, and a bathroom with white suite and multi-head thermostatic shower fitting over. An oak staircase with glass balustrade leads to the upper floor where there are two further double bedrooms with fitted wardrobes and a shower room. There are two garages and an external store room / workshop as well as a large paved garden to the front with a multi-vehicle driveway. The attention to detail is outstanding and includes solid oak doors, oak flooring, tall skirtings, decorative architraves, "Akova" retro radiators and some modern shutters. The property benefits from gas central heating (combi boiler), and new double glazing and is offered for sale in true "turn-key" condition.

accommodation

- Entrance vestibule and reception hall
- Bay windowed sitting room
- Dining kitchen with French doors to rear garden
- Bay windowed master bedroom with wardrobes
- Four further bedrooms
- Bathroom
- Shower room
- Double garage with remote control door and power
- Single garage with power and light
- External store / workshop with power

note

Please note the decorative light fittings are specifically excluded from the sale price and will be replaced with pendant fittings, as are the washing machine in the kitchen and the Wellis Hot Tub in the garden. The Rangemaster cooker, American style fridge/freezer and the gas log burner in the sitting room are to be included in the price. .

additional information

- Home Report Value: £615,000
- EPC Rating: E



the locality

Duddingston is located just a few miles East of the City Centre and is a highly desirable, residential area, lying just east of the City Centre. The charming, conservation village of Duddingston, formerly part of a 12th Century Estate, including the present Holyrood Park, Arthurs Seat and Duddingston Loch is within a few minutes walk. Local shopping at Meadowbank and Portobello offer sufficient shops and services to accommodate day to day needs, with more extensive shopping found at Fort Kinnaird. The famous beach and promenade at Portobello, along with it's swim centre offer an extensive variation of outdoor activities, in conjunction with the extensive parklands of Holyrood Park and Figgate park together with Duddingston and Prestonfield golf courses. There is excellent schooling locally , from primary through to secondary and easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach.

features

- Solid oak flooring, doors and staircase
- Stunning rear garden
- Beautifully presented family accommodation



asking price & viewing arrangements

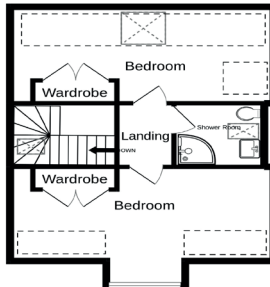
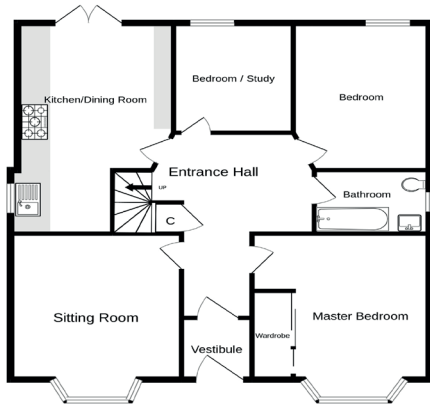
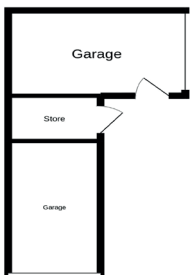
For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 07483 361731.



Ground Floor
97.1 sq.m. approx.



1st Floor
43.8 sq.m. approx.



TOTAL FLOOR AREA: 150.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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cameron stephen & co

14 Constitution Street,
Edinburgh EH6 7BT

tel: 07483 361731

fax: 0131 555 2299

property@cameronstephen.co.uk

www.cameronstephen.co.uk