

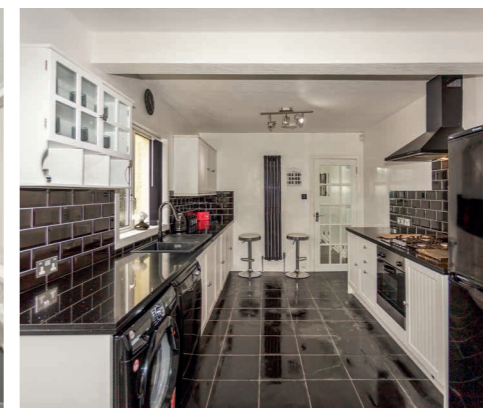
20 Milton Crescent
Edinburgh
EH15 3PQ

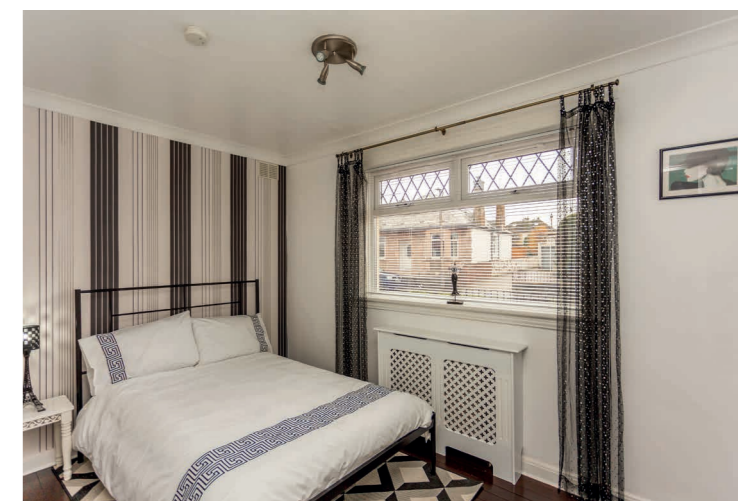
cameron stephen
solicitors & estate agents



Superb, extended detached bungalow in quiet residential location, within walking distance of Portobello

20 Milton Crescent





description

Superb, extended detached bungalow in a quiet residential Crescent. Stylish accommodation on two levels with multi-car driveway/ frontage. Beautiful family home offered for sale in move in condition. The accommodation, on the ground floor, comprises entrance vestibule, open plan lounge with bow window to the front, with feature staircase leading to the upper floor, a very large fitted kitchen (appliances included) with a useful dining or family area with French doors leading to a decked area. A further side door leads to the courtyard. A rear internal hallway with louvered cupboard, provides access to three good sized double bedrooms (one with fitted wardrobe and additional storage cupboard) also off the hall is a fully tiled family bathroom with white three piece suite and Combi powered shower over the steel bath. On the upper floor is an impressive master bedroom with walk in cupboard and access to the eaves and a newly fitted en- suite shower room with feature Metro style wall tiles and views over the rooftops towards the Fife coastline. The property benefits from gas central heating with HIVE temperature controls, double glazing and a fully enclosed rear decked area and courtyard garden. There is also a drying area to the side. The Original flooring having been varnished throughout completes the high specification.

accommodation

- Entrance vestibule
- Lounge with bow window to the front
- Kitchen / dining room with French doors to rear deck
- Master bedroom with new en suite shower room
- 3 Further double bedrooms
- Bathroom
- Multi-car driveway
- Rear deck and patio areas

additional information

- EPC Rating: D
- Items to be included in the price: Fitted flooring, light fittings, blinds and all kitchen appliances.



the locality

Duddingston is located just a few miles East of the City Centre and is a highly desirable, residential area, The charming, Duddingston Conservation village, formerly part of a 12th Century Estate, Holyrood Park, Arthur Seat and Duddingston Loch are all within a short walk. Local shopping at Meadowbank and Portobello offers sufficient shops and services to accommodate day to day requirements, with more extensive shopping facilities found at Fort Kinnaird, with cinema/ Fitness Centres/clubs. The popular Portobello Beach and promenade with swim centre offers an extensive variation of outdoor activities, in conjunction with the extensive parklands of Holyrood and Figgate parks. Duddingston and Prestonfield golf courses are nearby. Excellent schooling available locally, from primary through to secondary level with Further Education facilities at Edinburgh College & Queen Margaret University. There is also 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.

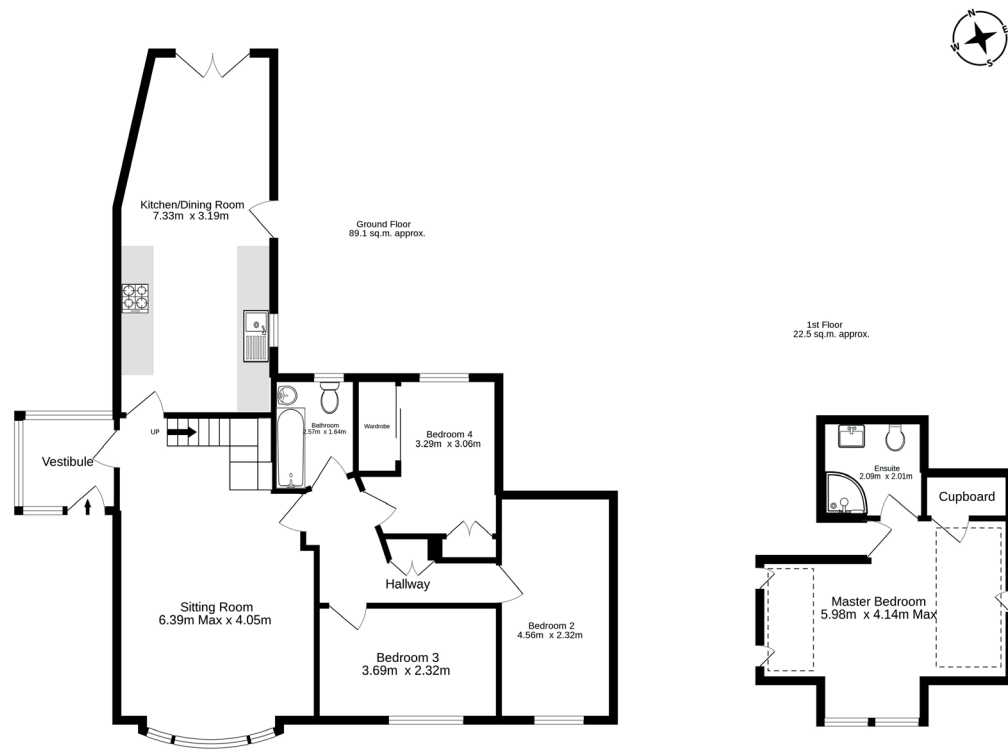


features

- Freshly decorated and new carpeting
- New en suite shower room
- Ideal family home

asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call the owner on 07976 277472 (7days).



TOTAL FLOOR AREA: 111.6 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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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