





'A truly stunning extended detached family bungalow occupying a substantial corner plot within a prime location. The superb sized contemporary style interior has been finished to an exceptionally high specification to include hardwood floors, doors and facings plus 'Shaker' style country kitchen and luxurious bathrooms.'

Vestibule, reception hall, bay window lounge, fabulous open plan kitchen/dining and family room, master bedroom with ensuite shower room, further double bedroom and bathroom on the ground floor with the upper level having a landing/study area, 2 double bedrooms and additional bathroom. Gas central heating and double glazing. Gardens, driveway and detached double garage.

- Lounge (18'10 x 16'0) 5.8m max x 4.9m
- Kitchen/Dining/Family Room (22'3 x 21'6) 6.8m x 6.6m
- Master Bedroom (15'9 x 12'10) 4.8m x 3.9m
- Ensuite (7'1 x 5'2) 2.2m x 1.6m
- Bedroom 2 (12'10 x 9'11) 3.9m x 3.0m
- Ground Floor Bathroom (9'1 x 7'8) 2.8m x 2.3m
- Landing/Study Area (12'2 x 6'3)
- Bedroom 3 (24'0 x 12'8) 7.3m x 3.9m
- Bedroom 4 (18'1 x 11'10) 5.5m x 3.6m
- Bathroom (12'10 x 9'0) 3.9m x 2.7m
- Double Garage (20'1 x 19'3) 6.1m x 5.8m

### Outside

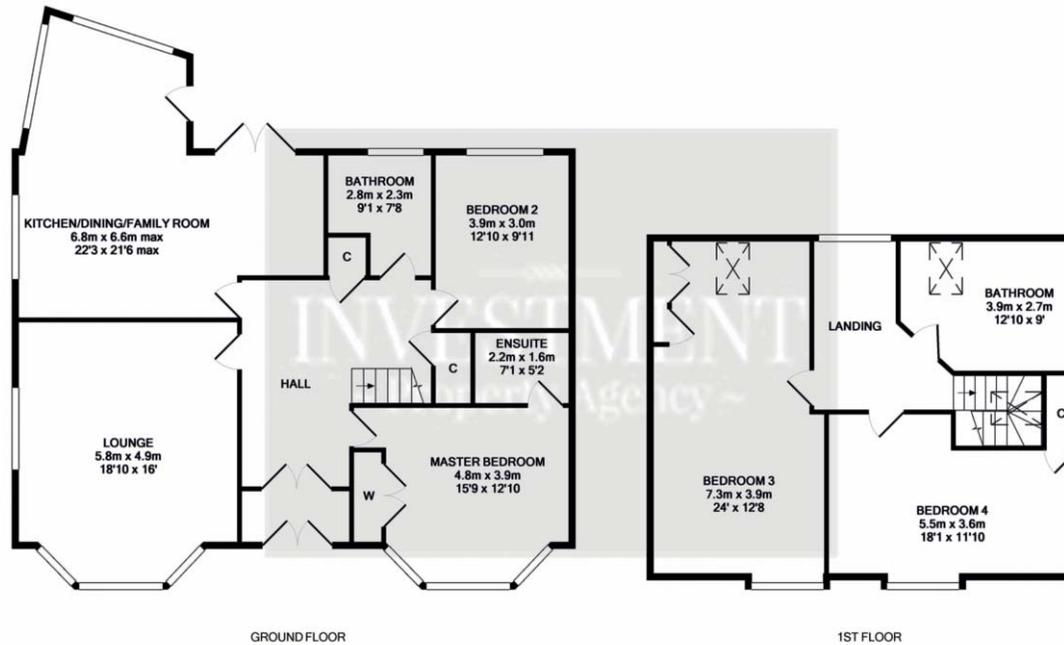
There are grassed gardens to the front, side and rear with the enclosed rear garden having timber decking along the rear elevation of the house.

The double garage is to the rear of the plot along with a substantial monobloc parking area. The double garage would make an ideal workshop and has a door leading directly into the rear garden.

231 Milton Road East lies some 4.5 miles east of Princes Street and is well placed for those working within the city centre with a regular bus service available less than 50 yards away with the added benefit of a regular train service from Brunstane Rail Station. Alternatively, major access roads including the A1 and A720 Edinburgh City Bypass allow for ease of movement outwith the area. Within the immediate vicinity there are amenities to meet everyday needs including shops, banks, schools, and supermarkets along with a number of nearby retail parks including Fort Kinnaird which has an Odeon Cinema. Recreational needs are also well provided for by way of public parks, golf courses, health/fitness clubs and of course Portobello Beach plus promenade which allows for walking or cycling alongside the Firth of Forth.

Energy Performance Rating D





231 MILTON ROAD EAST  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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