



DUDDINGSTON, EDINBURGH
118 MILTON ROAD WEST



URQUHARTS
PROPERTY

DUDDINGSTON, EDINBURGH

118 MILTON ROAD WEST

This is a most attractive detached bungalow, situated in a popular residential area to the east of the City, with private front and substantial rear garden, off street parking and an attached single garage.

The accommodation, which is in excellent decorative order throughout, comprises:

Entrance Vestibule, Hall, Sittingroom, Diningroom, Kitchen, Two Double Bedrooms, Study/Single Bedroom and Bathroom. There is also a large, partially floored attic with potential to form further accommodation, subject to obtaining the necessary consents and permissions.

The house is double glazed throughout (2006) and benefits from gas central heating with combi boiler (2007).

LOCATION

The property is located in the popular residential area of Duddingston to the east of the City Centre. The property is well positioned for shopping facilities with a large Asda Superstore off Milton Road, a Morrisons supermarket off Portobello Road and Fort Kinnaird Retail Park only a short drive away. There is schooling at both primary and secondary level and Jewel & Esk Valley College and the new Queen Margaret University Campus are also within easy reach. For leisure, Duddingston Golf Course, Prestonfield Golf Course, Duddingston Loch and Bawsinch Nature Reserve, Holyrood Park, Meadowbank Sports Centre and Edinburgh's seaside at Portobello are all nearby. There are frequent bus services to both the City Centre and other outlying areas with bus stops close by and the property is also well placed for access to the A1, City Bypass and main motorway network.

DESCRIPTION

The property comprises an attractive 1930s bungalow extensively refurbished in 2006. The accommodation is presently on one level although there is potential to extend into the partially floored attic, subject to obtaining the necessary consents and permissions. There is also potential to extend into the large rear garden; again, subject to obtaining the necessary permissions and consents. The main door enters into a vestibule with tiled floor and glazed inner door to the main hall. The hall provides access to the main apartments and access to the attic by way of the original glazed hatch and timber ladder. There are two large cupboards off the hall which provide excellent storage. The sittingroom is situated to the front of the property with bay window; original wooden mantelpiece with dimplex electric fire; cornice and picture rail; and a part glazed display cupboard. The diningroom is also to the front with a bay window; cornice and picture rail; display cupboard; and door to the kitchen. The kitchen is well fitted with a range of floor and wall mounted units with mosaic splashback, 1¹/₂ bowl stainless steel sink unit, and integral dishwasher, washing machine/dryer, gas hob, microwave, oven, fridge and freezer. There is a window to the side and door providing access from the kitchen to the rear garden. There are two good sized double bedrooms, both to the rear, with windows overlooking the garden. A third bedroom is currently set up as a study and is also situated to the rear. The bathroom with window to the side and partially tiled walls is fitted with a large shower cubicle; a wash hand basin in a vanity unit with cupboard space, mirror and lighting above; wc; and heated towel rail. There are fitted carpets throughout the property with the exception of the kitchen and bathroom both of which have tiled floors. The garage, with up and over door, power and light, is accessed by way of double gates and a driveway. There are two areas of lawn to the front with flower borders and hedges providing privacy. There are gates at either side of the house providing outside access from the front to the substantial rear garden, which is mainly laid to lawn with rose borders.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating with combination boiler. Burglar alarm. Outside tap to rear.

INCLUDED IN THE PRICE

The fitted carpets and light fittings throughout and also the curtains in the sittingroom and diningroom. The integral items will also remain.

COUNCIL TAX

Band F

LOCAL AUTHORITY

City of Edinburgh Council 0131 200 2000.

VIEWING

Open viewing Sunday 2-4pm or by appointment contact A & W M Urquhart.

PRICE

Offers in the region of £300,000

POSTCODE

EH15 1RG

HOME REPORT

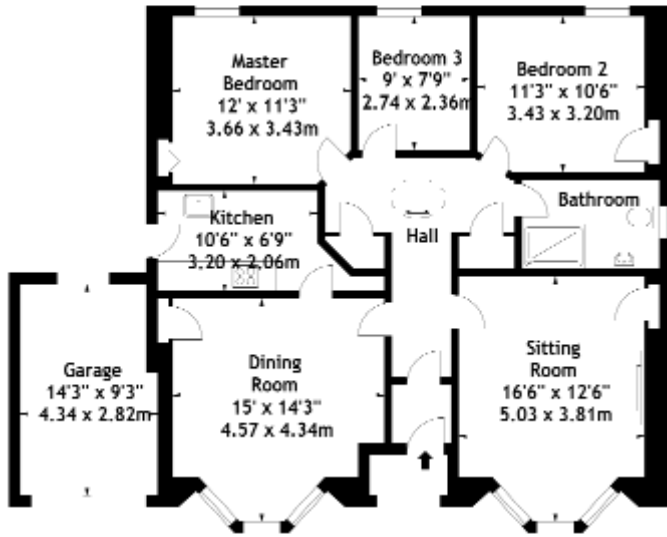
Available on request from A & W M Urquhart

NOTES

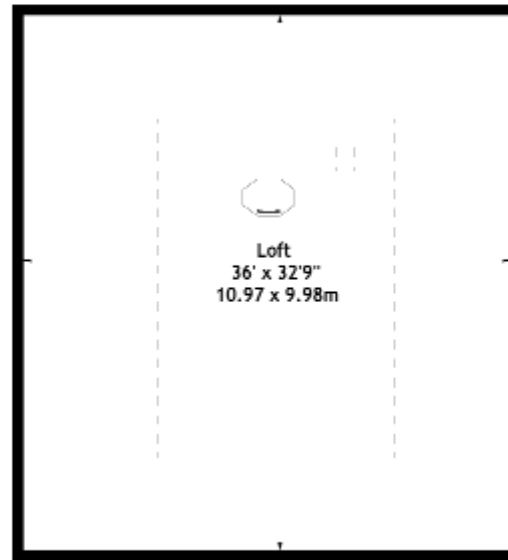
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4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
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6. These particulars are not intended to nor will they form part of any contract.
7. A Home report is available upon request from Urquharts Property.



Milton Road West, EH15 1RG
 Approx. Gross Internal Area
 1172 Sq Ft - 108.88 Sq M
 (including Garage)
 Loft
 Approx. Gross Internal Area
 1179 Sq Ft - 109.53 Sq M



Ground Floor



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Photographs * Floorplans * Virtual Tours



URQUHARTS PROPERTY

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