



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**235 Milton Road East**

JOPPA, EDINBURGH, EH15 2PE

# THE LOCATION

JOPPA, EDINBURGH, EH15 2PE

Joppa is an extremely popular and well regarded residential suburb located on the southern shore of the Firth of Forth immediately to the east of Portobello. Milton Road East is a wide road which is extremely close to the many attractions of Musselburgh.

There are schools, local shops, modern swimming pool and social amenities available within the vicinity. Fast road networks and excellent bus services provide ready access to Edinburgh's City Centre and the vast Fort Kinnaird Retail Park.



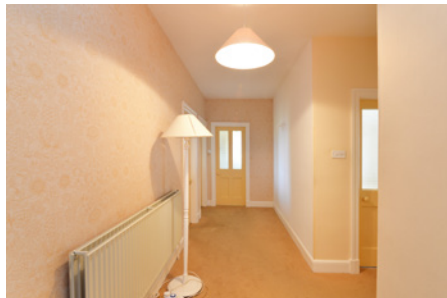
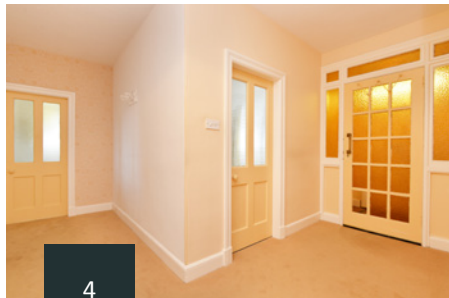
# 235 MILTON ROAD EAST

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McEwan Fraser Legal is delighted to present this four-bedroom detached house in Edinburgh's popular Joppa suburb. The property would benefit from modernisation however, is in excellent condition. Inside, the property comprises of:

- Well proportioned kitchen that provides access to the rear garden.
- Spacious south-facing living area which is flooded by natural light.
- Four generous double bedrooms.
- The house has one main family bathroom.
- It is worth noting that the house has the potential to extend into the attic space as has not yet been converted as well as the potential (with the correct permissions) to extend to the side and/or rear as the garden benefits from a generous rear garden.

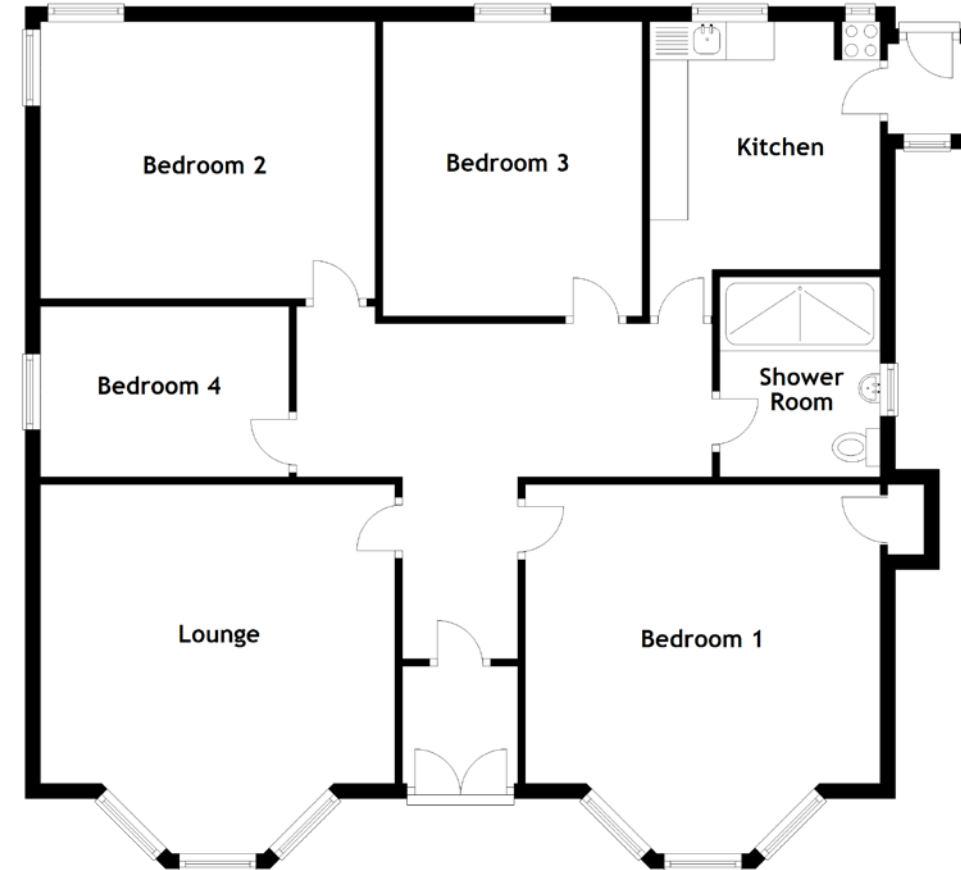
In addition to this, the property includes free on-street parking, a driveway and a single garage.





# SPECIFICATIONS & DETAILS

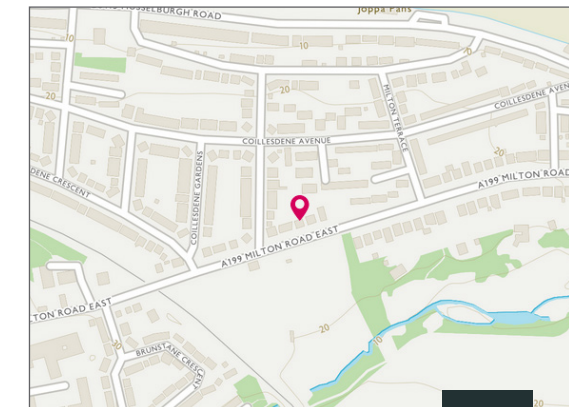
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.84m (15'11") x 4.65m (15'3")
Kitchen	3.86m (12'8") x 3.02m (9'11")
Bedroom 1	4.84m (15'11") x 4.65m (15'3")
Bedroom 2	4.39m (14'5") x 3.75m (12'4")
Bedroom 3	3.86m (12'8") x 3.40m (11'2")
Bedroom 4	3.26m (10'8") x 2.12m (6'11")
Shower Room	2.26m (7'5") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup>  
EPC Rating: D





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