

11A/2 Milton Road East

EDINBURGH, EH15 2ND



Spacious, modern two-bedroom ground floor flat, within walking distance to the beach



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Joppa. The property is neutrally decorated and is in walk-in condition, ready for the new owners to put their stamp on it. The flat is situated in a quiet residential development, with convenient access to local transport links taking you into the city centre.

THE LIVING ROOM & KITCHEN



Inside, the property comprises a spacious living area with large windows that flood the room with natural light, and a fully equipped kitchen complete with appliances and white goods.



Both double bedrooms are spacious and come equipped with built-in storage. Bedroom 1 benefits from an en-suite with an enclosed shower cubicle. The main bathroom comes complete with a three-piece suite, including a bath.

THE BATHROOM



THE BEDROOMS & EN-SUITE



THIS IMAGE HAS BEEN VIRTUALLY STAGED



Bedroom 1 benefits from an en-suite with an enclosed shower cubicle



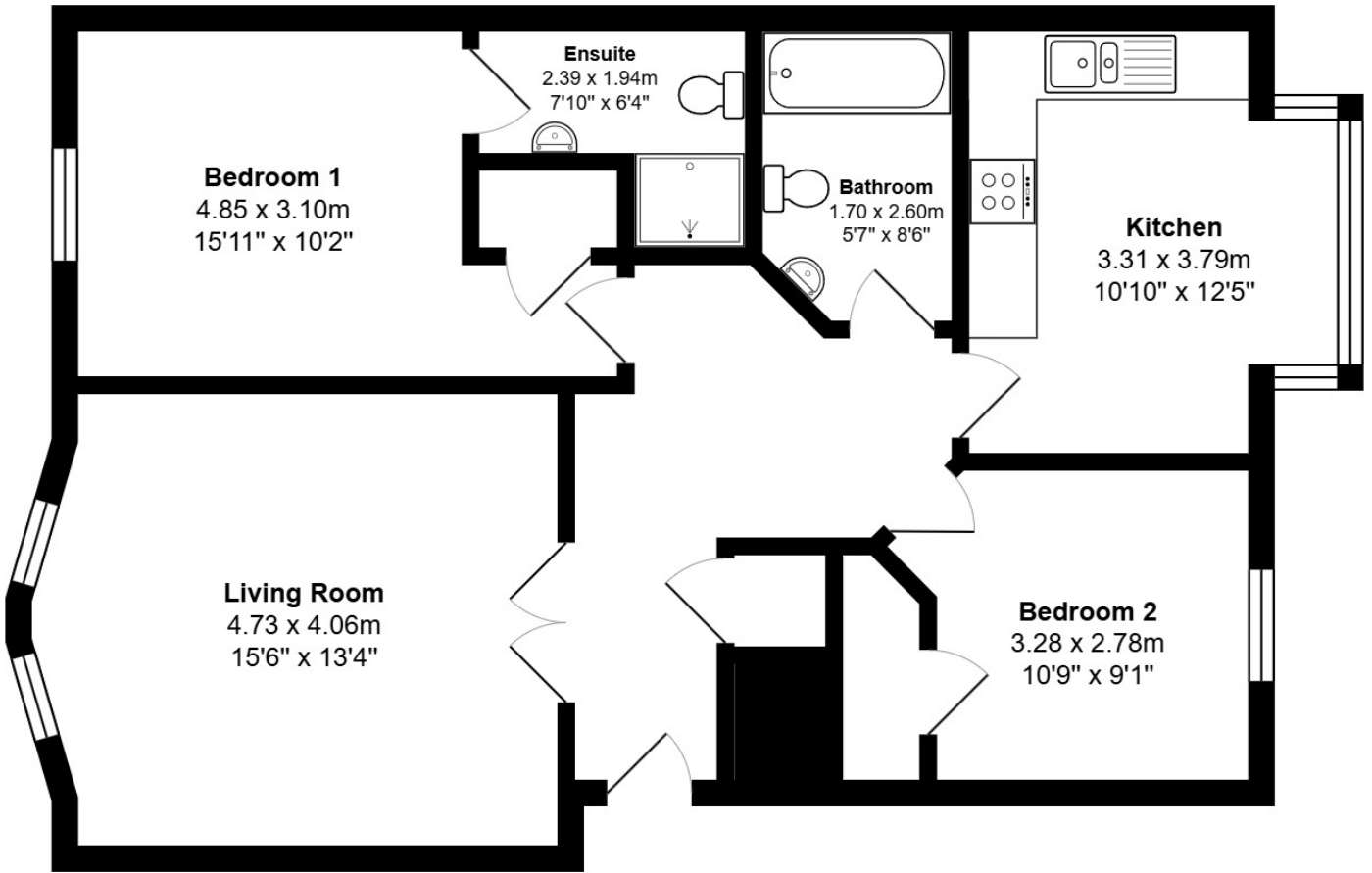
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In addition, the property includes non-allocated parking and a shared garden area. The communal areas are managed by a factor. This is a rare opportunity to acquire a modern flat in a central location.

EXTERNALS

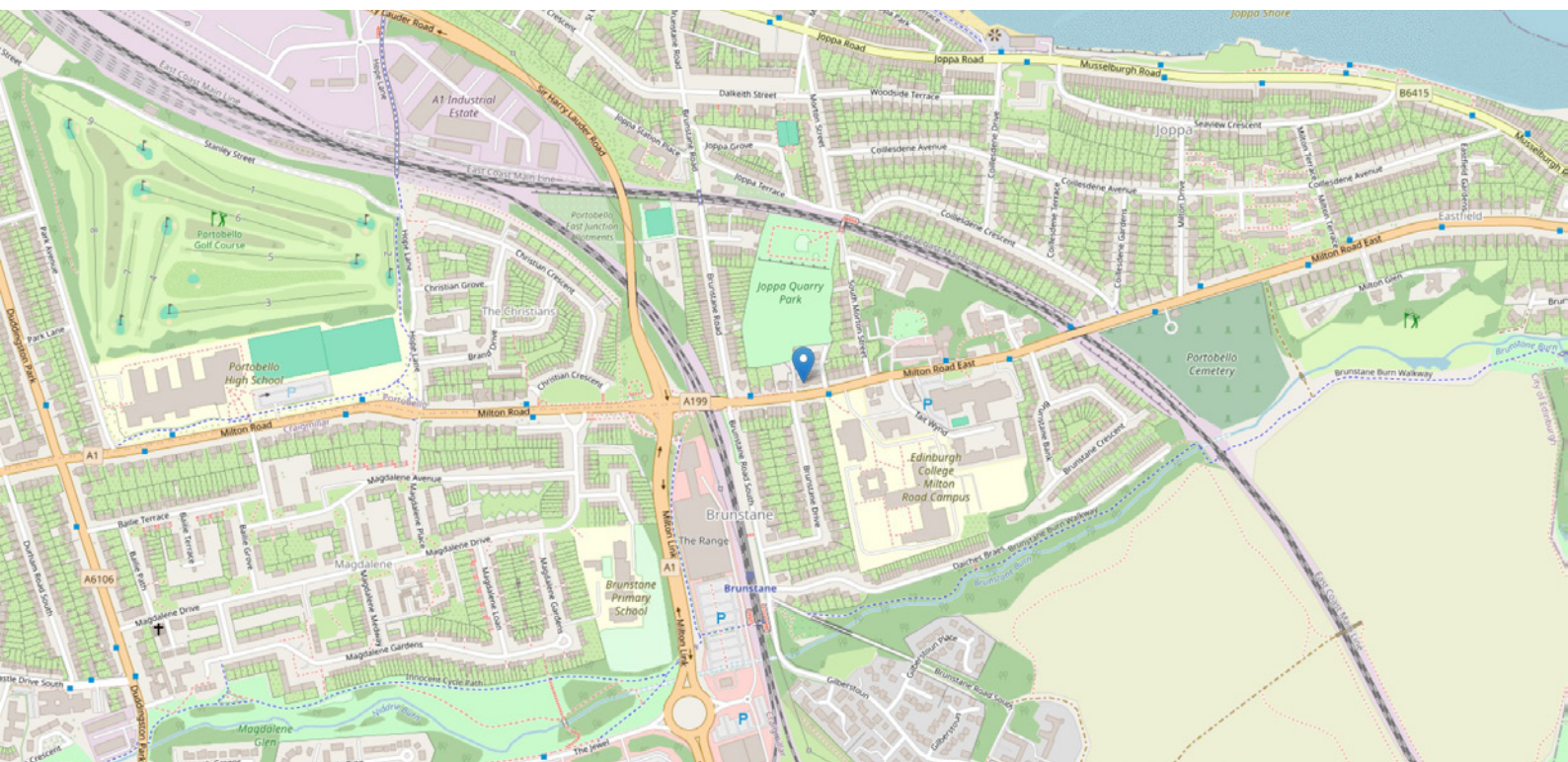


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 77m² | EPC Rating: C



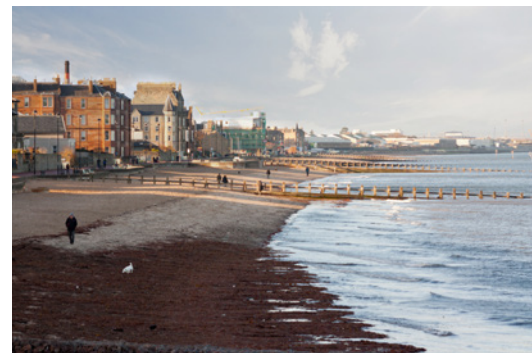
THE LOCATION

Nestled along the scenic coastline of Edinburgh, Joppa is a picturesque and vibrant neighbourhood that seamlessly blends coastal charm with urban convenience. This seaside enclave, situated to the east of the city, offers a unique lifestyle characterized by stunning sea views, good local amenities, and excellent transport links to the city centre. Transportation options make Joppa highly accessible.





Commuters can rely on regular bus services connecting the area to Edinburgh city centre, providing a convenient and efficient commute. Additionally, the nearby Brunstane Railway Station offers train services, further enhancing connectivity for residents who prefer rail travel. There are plenty of amenities in Joppa and nearby Portobello, including a range of local shops, supermarkets and independent cafes and restaurants. There is also a swimming pool and several lovely local parks. The Fort Retail Park, which offers a wide selection of high-street shops, is within a short drive. Schooling is well represented from nursery to senior level, with Queen Margaret University and Edinburgh College catering for further and higher education.



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