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Offers Over

£525,000

9 Milton Crescent

Duddingston | Edinburgh | EH15 3PF

A detached extended bungalow with four bedrooms, well proportioned public rooms, generous gardens and a garage, located within the popular Duddingston area. Whilst now requiring modernisation and upgrading, the property provides a wonderful opportunity to create a comfortable home to suit individual tastes and requirements. There are a range of local amenities, green spaces, transport links and well regarded schooling close by, with Edinburgh city centre also within easy reach.

-  3 public rooms
-  4 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  Garage and drive
-  EPC rating – D
-  Council tax band – G



Description

You enter through an entrance vestibule into a welcoming hallway with parquet flooring. To the right is the formal reception room, featuring a bay window and gas fire. To the rear, the sitting room is open to the dining area, with sliding doors leading directly to the garden. Together, these spaces create a lovely setting for relaxing and entertaining, with a natural connection between the indoors and outdoors. The kitchen is fitted with a range of wall and base mounted units with co-ordinated worktops and a door providing access to the side. There are two double bedrooms, one of which benefits from a bay window and built in wardrobes, and a fully tiled four piece bathroom featuring a separate bath and shower cubicle, together with a heated towel rail.

Moving to the first floor, there are two further double bedrooms, enjoying wonderful open views towards Arthur's Seat. There is also a shower room with a Velux window, while the extensive eaves storage provides useful additional storage space. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas cooker, fridge/freezer, dishwasher, washing machine and tumble/dryer.

Gardens and Parking

A neatly maintained front garden creates an attractive approach to the property, whilst the large, fully enclosed rear garden is mainly laid to lawn and features a patio area, providing a pleasant space for outdoor seating and dining during the warmer months. The enclosed garden also offers a secure space for children and pets to play and there is an external store. A single garage with electric door, power and light is complemented by a driveway providing off street parking, with additional on street parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





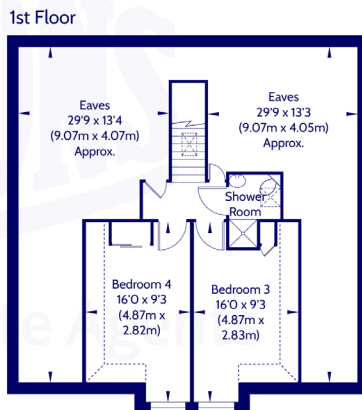
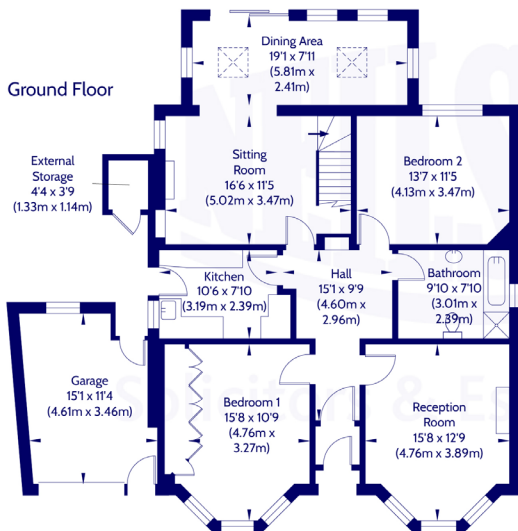
Location

9 Milton Crescent enjoys a prime position in the highly sought after area of Duddingston, one of the city's most picturesque and established neighbourhoods. Renowned for its village like charm while remaining within easy reach of the city centre, Duddingston offers an exceptional balance of tranquillity and convenience, making it particularly appealing to families and professionals alike. The area is surrounded by an abundance of natural beauty, with the iconic Arthur's Seat and the expansive green spaces of Holyrood Park just a short distance away. These provide fantastic opportunities for walking, cycling, and enjoying panoramic views across Edinburgh. Nearby, Duddingston Loch and Dr Neil's Garden offer peaceful settings for relaxation, further enhancing the area's appeal for those who value outdoor living. For everyday amenities, residents are well served by a range of local shops and services, with additional retail and leisure facilities available at Fort Kinnaird Retail Park, which hosts a wide selection of high street stores, supermarkets, and dining options. The nearby areas of Portobello and Musselburgh also provide further amenities, including the popular Portobello Beach, ideal for seaside walks and leisure activities. The property lies within the catchment for well regarded schooling at both primary and secondary levels, enhancing its suitability for families. In addition, excellent transport links are readily available, with regular bus services providing swift access to Edinburgh City Centre and surrounding areas. For those commuting further afield, convenient road connections to the A1 and City Bypass ensure easy travel across the region.





Approx. Gross Internal Floor Area 143 Sq M / 1542 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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