

1/8 MILTON STREET
ABBNEYHILL, EDINBURGH, EH8 8EZ

CURRAN & CO
PROPERTY



1/8 MILTON STREET
ABBAYHILL, EDINBURGH, EH8 8EZ

OFFERS OVER £220,000



'Forming part of a traditional Victorian tenement, 1/8 Milton Street is a stylishly presented top floor flat which has been meticulously renovated to a high standard'

- Stylishly Presented Top-Floor Flat
- Sought-after Abbeyhill Location Near to City
- Beautiful Views & Period Features
- Bespoke Dining Kitchen Installed In 2022
- Spacious Living Room
- Gas Central Heating with 2022 Combi Boiler
- Planning Permission for Loft Conversion
- Shared Garden & Zoned Permit Parking



Description

Forming part of a traditional Victorian tenement, 1/8 Milton Street is a stylishly presented one-bedroom top floor flat boasting a magazine-worthy dining kitchen, period features throughout, and stunning views of Calton Hill. Situated on a quiet residential street in the sought-after Abbeyhill area, the property is perfectly placed for easy access to Holyrood Park, Arthur's Seat, and the nearby city centre.

Entered via a secure door entry system and well-maintained communal stair, the accommodation, presented in true move-in condition, comprises: entrance hall with two generous storage cupboards; a spacious living room featuring ornate cornicing and traditional window panelling; a bespoke dining kitchen, designed and installed in 2022 by the current owners, complete with Forbo flooring, Clayworks plaster walls, Verner Pantone Flowerpot pendant lighting, bespoke ply

shelving with boiler cupboard, 12mm solid laminate worktops, and a full range of high-spec integrated appliances including a slimline dishwasher, fridge/freezer, washing machine, gas hob with extractor hood, oven/grill combi, and secondary oven/grill/microwave combi; a double bedroom with extensive fitted wardrobes and ample space for a home office; and a well-proportioned windowed bathroom with electric shower over bath and composite black heated towel rail.

Additional features include gas central heating via a 2022-installed combi boiler, upgraded column radiators with Nest smart thermostat, double glazing, original internal doors, and suspended timber floorboards throughout (excluding the kitchen).

Externally, there is a well-kept communal garden to the rear of the building with the option to claim growing space, and zoned permit parking is available to the front.

Extras

Extras to be included in the sale are all curtains and blinds, and integrated kitchen appliances.

Loft Conversion

Please note there is active planning permission in place for the provision of a loft conversion which would provide a sizeable living space and WC, allowing for the property to become a 2 bedroom duplex. Plans and drawings are available upon request.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.







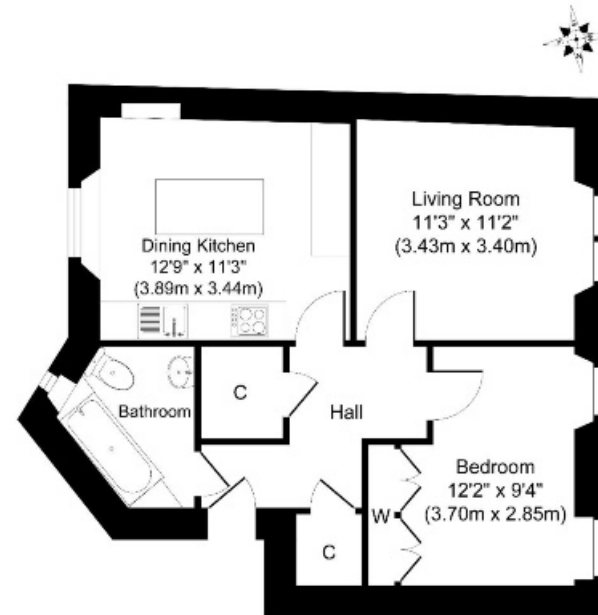
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Second Floor
Approximate Floor Area
581 sq. ft
(54.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.