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Offers Over

£275,000

42C Milton Street

Abbeyhill | Edinburgh | EH8 8HD

Attractive, rarely available three-bedroom terraced house with private garden and garage, set in the desirable Abbeyhill area and offering views of Holyrood Park. Ideally located close to excellent local amenities and convenient transport links, this well-presented home is perfect for professionals, growing families, or anyone seeking versatile living space in a central yet tranquil setting.

-  3 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Garage
-  EPC Band - D
-  Council Tax Band - E



Description

The accommodation is arranged over two floors, beginning with a welcoming entrance hallway that benefits from a useful understairs storage cupboard – perfect for keeping household essentials tucked away. The ground floor hosts the first of the three bedrooms, a generously proportioned double with a charming dressing area and direct access to the rear garden, making it an ideal principal or guest bedroom. Adjacent, the bathroom is neatly finished with partial wall panelling and features a shower-over-bath, complemented by a sleek heated towel rail. Upstairs, the heart of the home is the spacious open-plan lounge, kitchen, and dining area. Designed for modern living, this bright and airy space is enhanced by French doors that open onto a private balcony, providing lovely views of Holyrood Park. The kitchen is well-appointed with integrated white goods, and splash area tiling. The second bedroom is another good-sized double, featuring ample room for freestanding furniture and enhanced by a large Velux window that floods the space with natural light. The third bedroom, a smaller single, offers flexibility as a nursery, guest room, or home office and provides access to attic storage.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and extractor hood, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property enjoys a private rear garden finished with low-maintenance chip stone and a patio area – perfect for outdoor dining or relaxing. A shared access lane to the rear ensures practical entry, while residents benefit from unallocated shared parking within a quiet courtyard and a substantial single garage providing excellent additional storage or secure parking.

Viewing

By appointment through Neilsons 0131 625 2222.





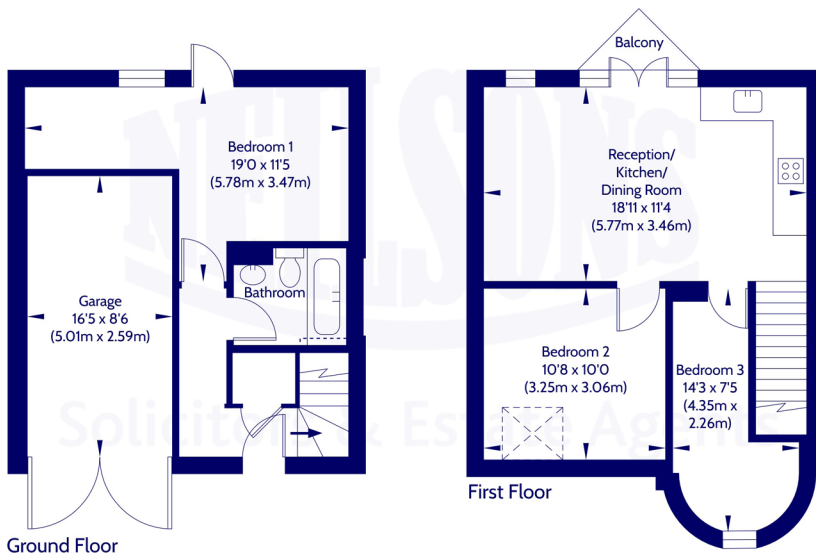
Location

Abbeyhill is a popular area of the city, lying little more than 1 mile east of Princes Street on the edge of Holyrood Park. Princes Street and the designer shops on George Street are within comfortable walking distance or readily accessible via many and frequent bus services. Holyrood Palace and Park and Parliament are also within a few minutes on foot. In addition The Royal Mile offers a tremendous variety of small speciality shops, cafes, restaurants and bars. The Meadowbank retail park also boasts a large branch of Sainsbury and, a little further afield, the Fort Kinnaird retail outlet plays host to the majority of High Street stores. The sports enthusiast will appreciate proximity to the Meadowbank Stadium, several golf courses and the wonderful open spaces of the Queen's Park. There is a tram stop at York Place providing a direct link with Edinburgh International Airport and Waverley Rail Station is also readily accessible.





Approx. Gross Internal Floor Area 65.45 Sq M / 704 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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- [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.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

