



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 13(3F3) Milton Street

Abbeyhill, Edinburgh EH8 8EZ



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Nestled on the edge of the sprawling greenery of Holyrood Park and just a leisurely stroll from the Scottish Parliament and the historic Old Town, this beautifully presented third-floor tenement flat exudes period charm.

On the Third (top) floor, step into a welcoming hallway that leads to the heart of the home: a fabulous, open-plan reception space perfect for modern living. The chic gloss kitchen, tucked away at the rear, boasts integrated appliances, making cooking a joy. Adjacent, the dining area flows seamlessly into the sitting room, complete with a feature fireplace and a gas living flame fire, and offers an open outlook. Two tranquil bedrooms at the rear share a stylish three-piece bathroom finished with painted T&G panelling and a convenient over-bath shower.

## Property Summary

- Sitting on the edge of Holyrood Park, close to the Scottish Parliament
- Traditional Third Floor flat
- Open-plan sitting room, dining room & kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & Single Glazed draught proofed sash windows
- Shared rear garden
- Permit parking (Zone - N6) & metered parking on adjacent streets
- EPC Rating - D | Council Tax Band - B











Charming  
Thrid floor flat,  
sitting on the  
edge of  
Holyrood Park







Externally, there is a shared garden to rear.  
Parking: Permit parking (Zone - N6) & metered parking.

Extras: fitted floors, light fittings, living flame fire and all integrated kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Holyrood Park

## Location

Abbeyhill boasts the popular Abbeyhill colonies and is a central city location, within walking distance of the city centre and Holyrood park, which boasts: the Palace of Holyrood, the Scottish parliament and 260 acres of green space surrounding Arthurs Seat. The immediate vicinity boasts an excellent choice of shops, services, primary school and regular bus services. The Meadowbank retail park is nearby, along with everyday amenities on Easter Road, the St James Centre, the Omni centre and the Playhouse Theatre. Meadowbank stadium and sports centre offers a variety of leisure options and club sports. The main A1 route runs through Abbeyhill, linking it to Portobello and beyond to East Lothian, offering excellent regular bus services and fast, easy access by car.