



46/5 Milton Street
ABBAYHILL | EDINBURGH | EH8 8HD


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ONLY



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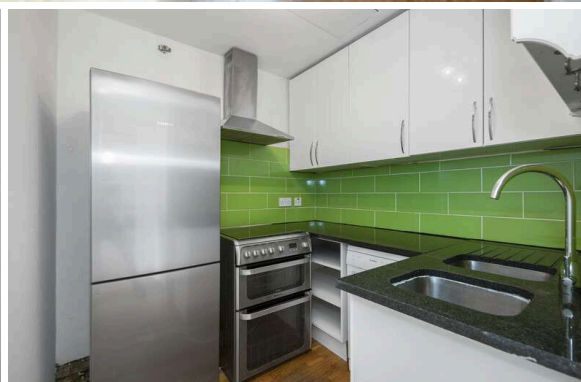
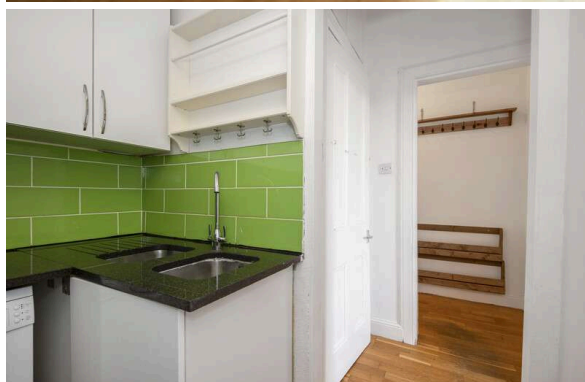
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Well presented two bedroom second floor apartment quietly tucked away on a quiet street within the popular area of Abbeyhill to the East of the city centre superbly situated to take advantage of a range of amenities in Leith and the City Centre. Viewing is highly recommended to appreciate this lovely flat that benefits from its close vicinity to Holyrood Park and Calton Hill alike, on street parking, gas central heating, double glazing and well kept communal garden. The property comprises entrance hallway with a storage cupboard, a fully fitted kitchen currently with fridge/freezer, gas hob, oven and fan and dishwasher, there is also a utility cupboard with washing machine. The spacious living room has space for dining and also houses the boiler. There are two well proportioned bedrooms. Completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail.

- Two Bedroom second floor flat
- Spacious living room
- Fitted kitchen
- Two bedrooms
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Security entry phone system
- Shared garden
- On street parking

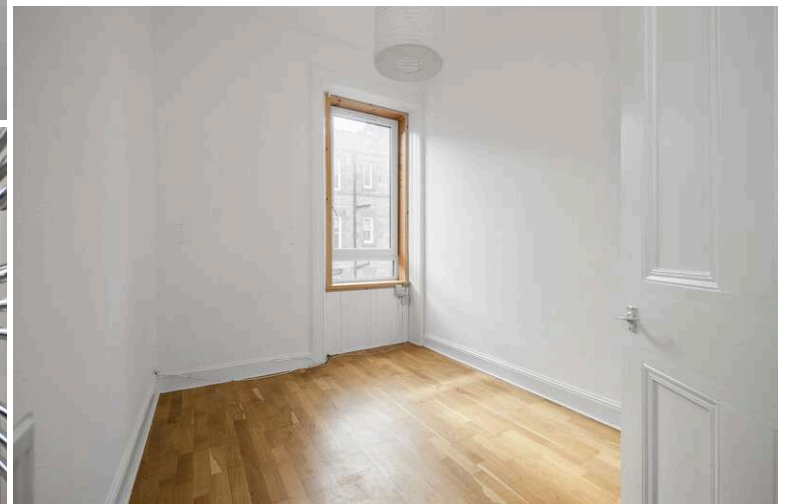
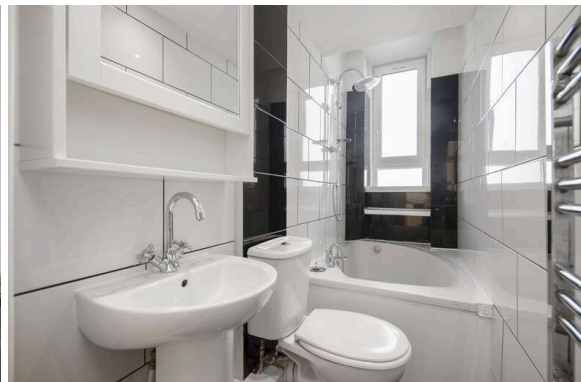
Everything inside the property will be included in the sale.
EPC Rating C.

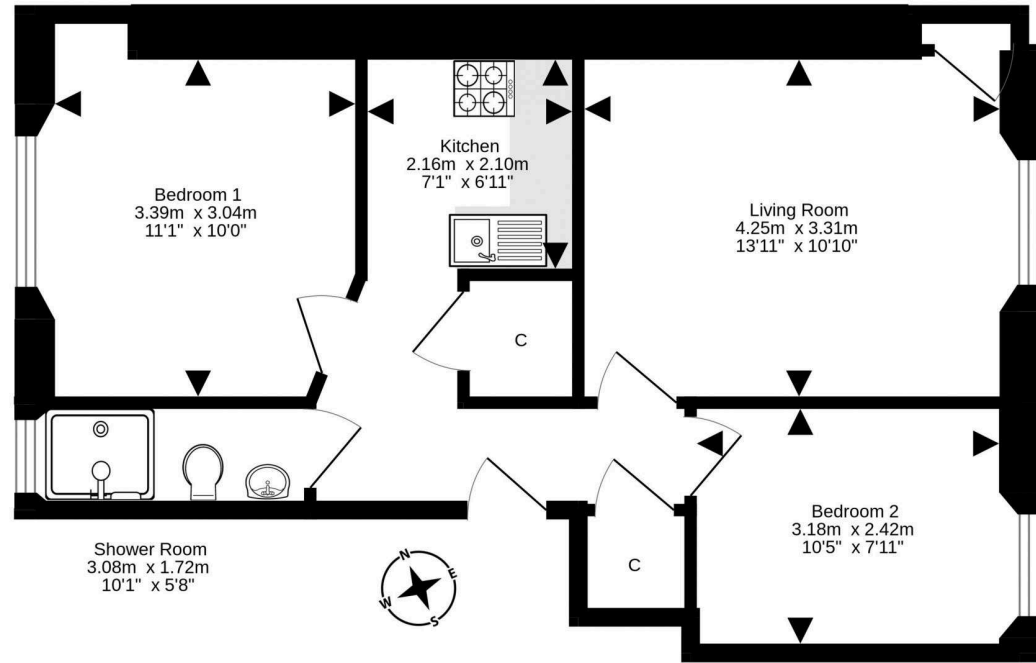
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.





Abbeyhill is an ever-popular area lying to the east of the City Centre, close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. There is an excellent range of shopping outlets in the vicinity and the nearby Meadowbank Retail Park includes Sainsbury, and B&M Home Store. St James Quarter at the east end boasts a superb variety of well-known shops and great leisure facilities, with further choices at Waverley Mall and on Multrees Walk. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. This location is very convenient for those connected to the Scottish Parliament or the central Universities.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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