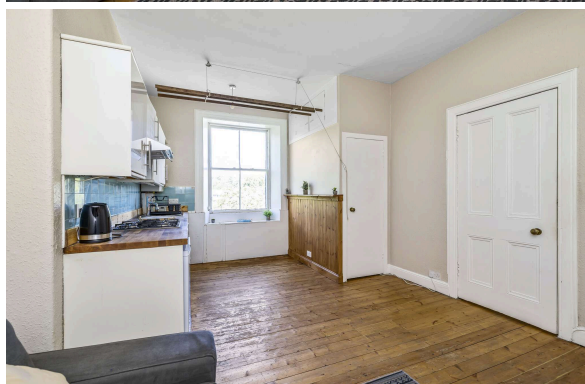




46 (3f2) Milton Street,
ABBNEYHILL | EDINBURGH | EH8 8HD


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46 (3f2) Milton Street, Abbeyhill

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Nestled on a quiet cul-de-sac, seconds from Holyrood Palace, Parliament, The Royal Mile and Holyrood Park is this spacious top floor apartment.

The accommodation comprises a welcoming entrance hallway with deep walk-in storage cupboard, a bright open plan lounge/kitchen with a contemporary kitchen section, pantry cupboard and generous dining space, two well-proportioned double bedrooms and the flat is completed by a stylish shower room. Further benefits include gas central heating and a well-kept communal garden.

- Traditional top floor apartment in handsome tenement
- Quiet cul-de-sac yet right in the heart of the city centre
- Arthur's Seat, Holyrood House and Parliament close by
- Welcoming hallway with walk-in storage
- Bright open plan lounge/kitchen
- Two ample double bedrooms
- Stylish shower room

Furniture, fridge and washing machine can be included in this sale.

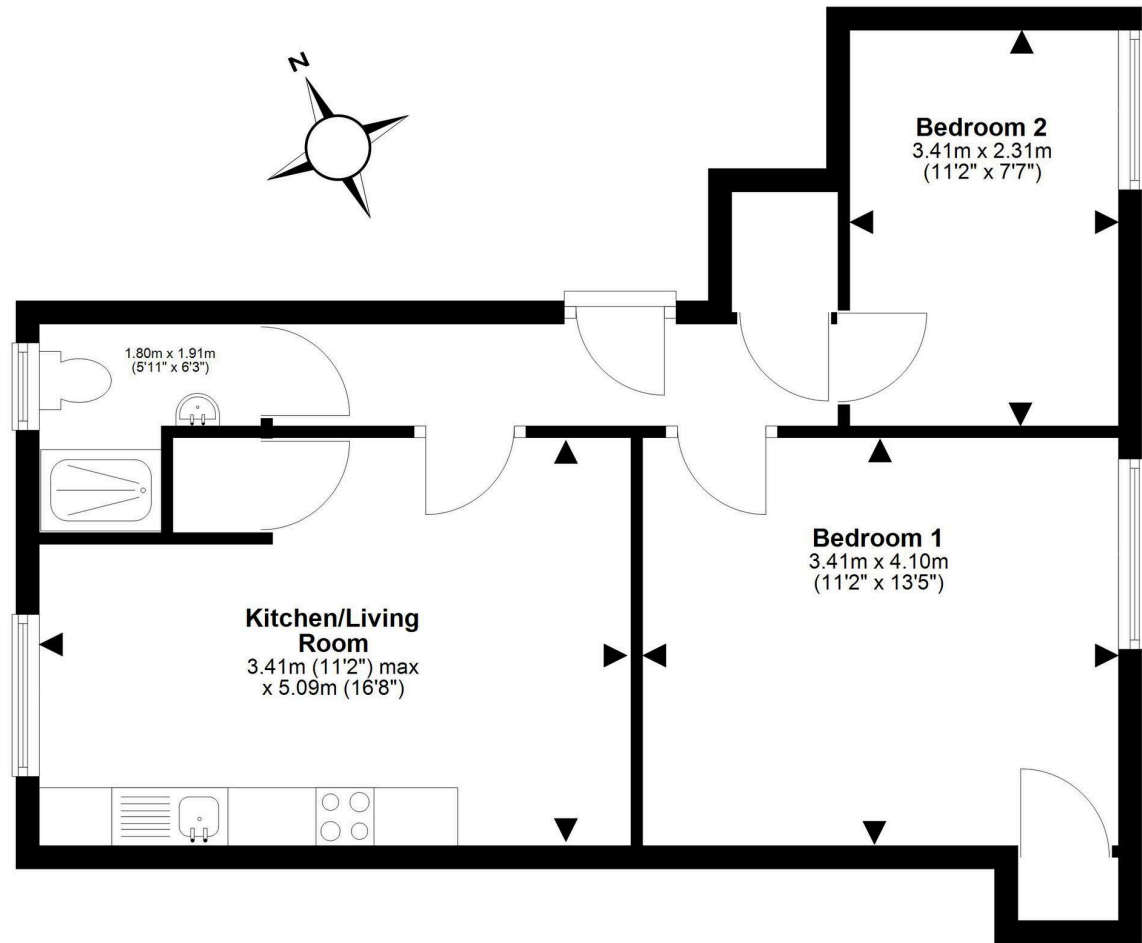
Energy rating D, Council tax B. There is no factor associated with this property.

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



Abbeyhill, one of the oldest parts of Edinburgh, lies 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. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament. Local shops cater well for everyday needs, retail outlets at Meadowbank Retail Park include a Sainsburys food store and Princes Street is just a short journey away providing further amenities within St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are actually within walking distance and work is nearly complete on the new Meadowbank Sports Stadium, also located nearby. Regular bus services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





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