

campbell
smith

33, gf2 Milton Street,
Edinburgh,
EH8 8HB



- Ground floor flat in Cul de sac setting having a direct link to Holyrood Park
- Ideal location for access to city centre
- Entryphone
- Twin windowed open plan sitting room/kitchen
- Double bedroom
- Bathroom with shower over bath
- Double glazing/Gas central heating
- Shared rear garden

Offers Over : £125,000

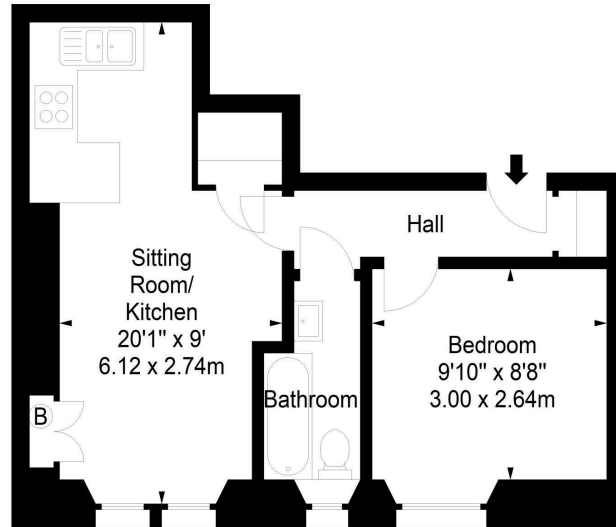
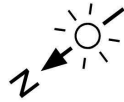




Milton Street,
Edinburgh,
Midlothian, EH8 8HB



Approx. Gross Internal Area
357 Sq Ft - 33.17 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
No warranty is given regarding the services, systems or any appliances

 Buses
London Rd - 4, 5, 15, 26, 44, 45, N26, N107, N113, N124

 Shops
Abbeyhill, Meadowbank Retail Park

 Schools
Abbeyhill PS, St Ninian's RC PS, Drummond Community HS, Holy Rood RC HS

 Parking
Council's resident's permit

 Council Tax Band - B

 EPC -

 Factor
None

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.