

17 (2F2) MILTON STREET
ABBAYHILL, EDINBURGH, EH8 8EZ

CURRAN & CO
PROPERTY



17 (2F2) MILTON STREET
ABBHEYHILL, EDINBURGH, EH8 8EZ

OFFERS OVER £180,000



'Set on a quiet residential street in sought-after Abbeyhill, 17 (2F2) Milton Street offers a peaceful base within easy reach of Edinburgh's city centre, with Holyrood Park and Arthur's Seat'

- Sought-After Abbeyhill Location
- Second-Floor Victorian Tenement Flat
- Newly Renovated Throughout
- Spacious Open-Plan Living & Kitchen
- Generous Double Bedroom
- Shower Room & Separate WC
- Shared Rear Garden
- Gas Central Heating & Double Glazing



Description

Set on a quiet residential street in sought-after Abbeyhill, 17 (2F2) Milton Street offers a peaceful base within easy reach of Edinburgh's city centre, with Holyrood Park, Arthur's Seat nearby and Royal Mile all within walking distance. Occupying the second floor of a handsome Victorian tenement, this bright and spacious one-bedroom flat has been renovated throughout and is presented in move-in condition. It would make an excellent first home for a young professional or first-time buyer, as well as an appealing buy to let investment.

The flat is entered through a secure door entry system and communal stair. Inside, the entrance hall provides a

generous shelved storage cupboard and leads to the spacious open-plan living room and kitchen. The kitchen has fitted units, a wall-mounted double oven and ceramic hob, with space for a freestanding washing machine and fridge. There is a generous double bedroom, a shower room with a sizeable glass enclosure, and a newly fitted, windowed WC with storage beneath the sink.

Fresh decoration and engineered hardwood flooring give the principal rooms a premium finish, while gas central heating and double glazed sash & case windows provide everyday comfort.

Externally, residents have use of a shared rear garden, and zoned permit

parking is available on Milton Street.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.

Note

We have virtually staged some of the images used in the marketing of this property. It should be noted that the property is unfurnished.





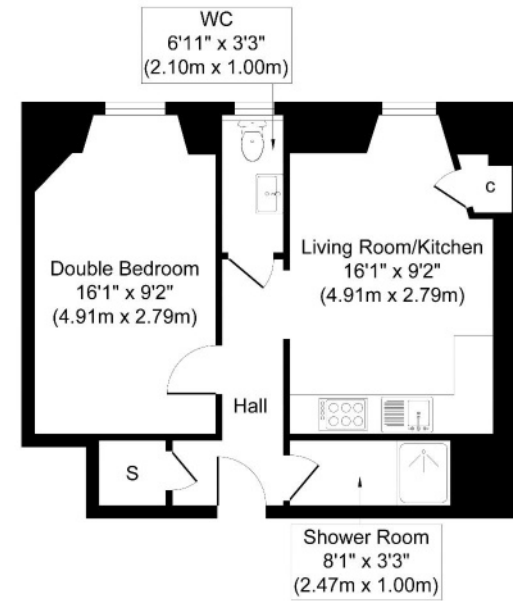
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Approximate Floor Area
415 sq. ft
(38.51 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.