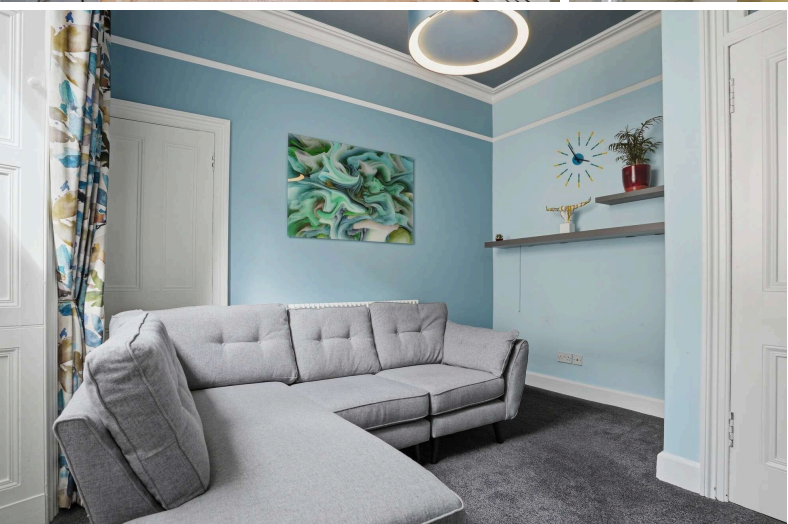
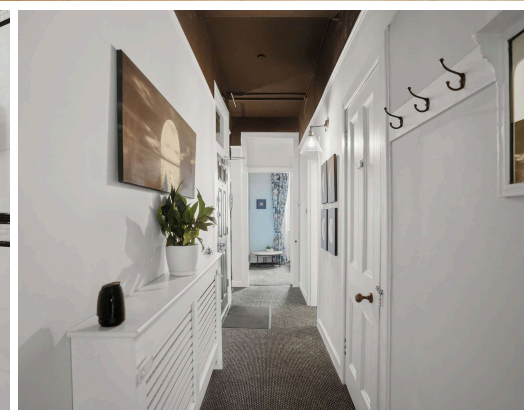
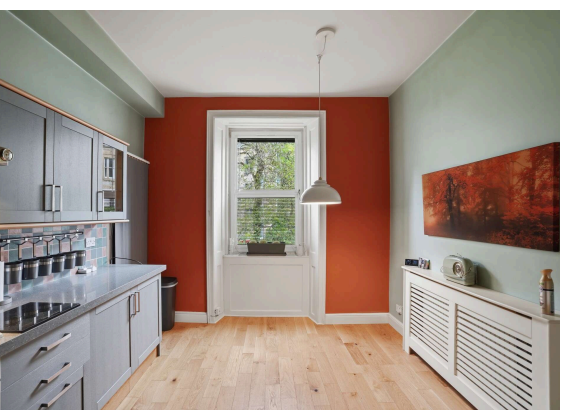
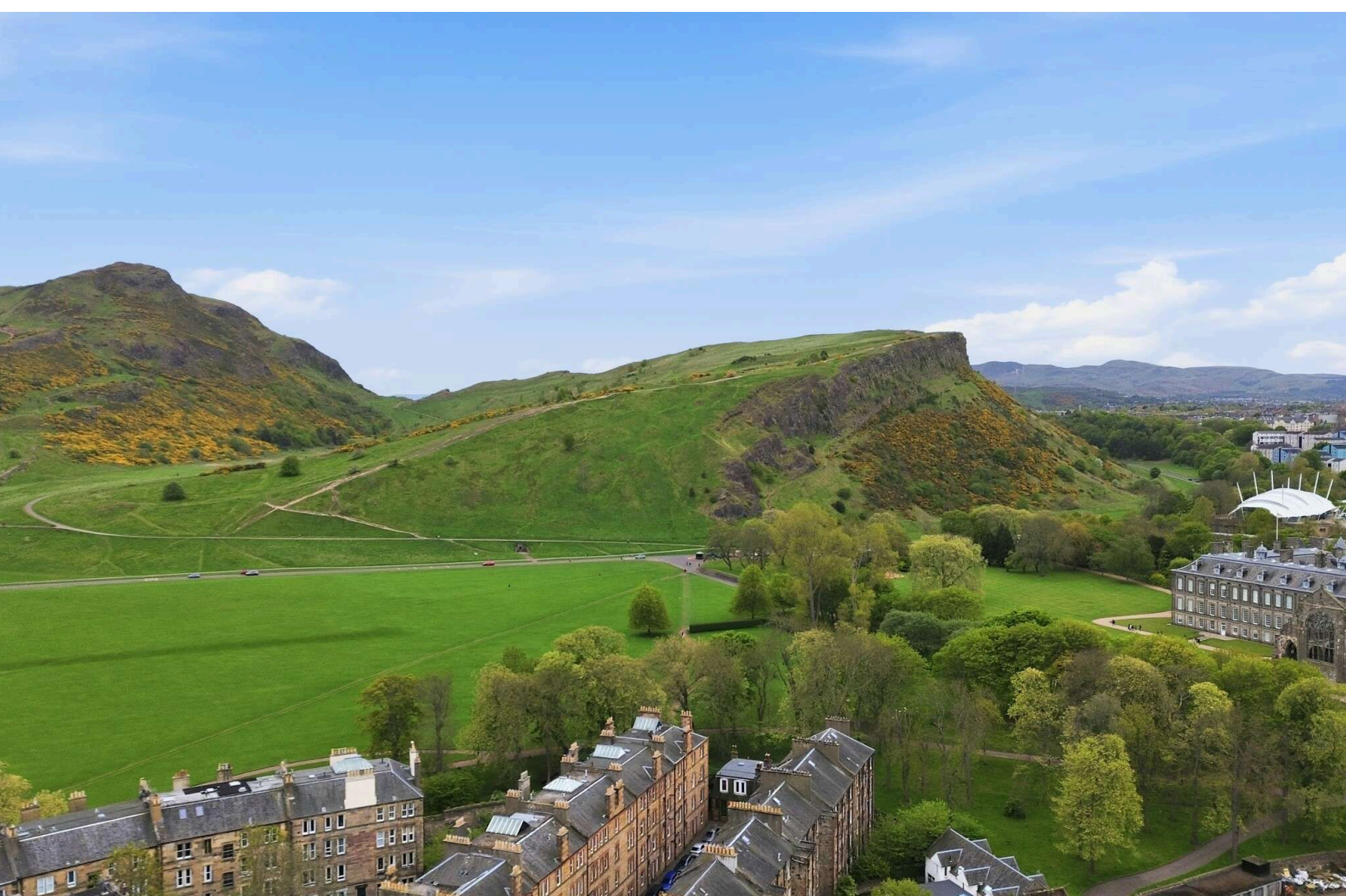




29/3 Milton Street  
Edinburgh, EH8 8HB

- Stylish kitchen with modern appliances
- Double bedroom with built-in storage
- Excellent local amenities nearby
- Ideal for first time buyers and investors
- EPC: C
- Council tax band: B





29/3 Milton Street is a well-presented first-floor flat, ideally situated in the popular Abbeyhill area, adjacent to Arthur's Seat and Holyrood Park.

The accommodation comprises a spacious and contemporary kitchen, fitted with high-quality appliances and finishes, and enjoying pleasant views over the communal garden. There is a bright and comfortable living room, a generously sized double bedroom with excellent built-in storage, a modern yet classic shower room with separate WC, and a substantial utility/laundry space, all accessed via a welcoming central hallway.

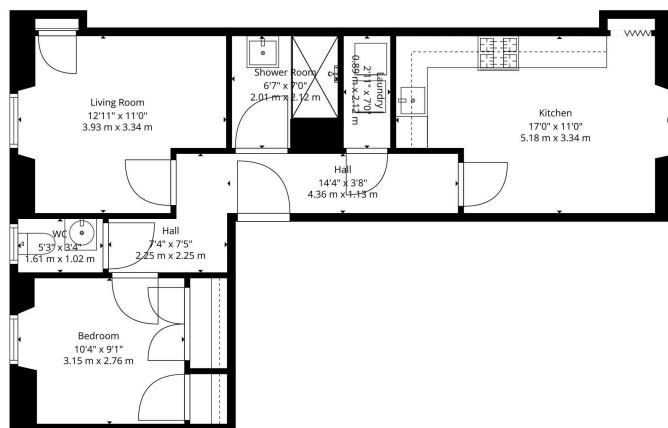
Further benefits include gas central heating, access to a well-maintained communal garden, and a peaceful setting just moments from extensive green space. This property will appeal to first-time buyers and investors alike.

#### Location:

Abbeyhill offers a fantastic range of local amenities, with nearby shopping options including Sainsbury's, Tesco and Iceland, as well as a wider selection at Meadowbank Retail Park.

For outdoor and leisure pursuits, residents are spoiled for choice with Holyrood Park, Arthur's Seat and Meadowbank Sports Centre all within easy reach.

The area is well served by frequent bus routes, providing swift access to the city centre in around 10 minutes. From there, further transport links are available at Edinburgh Waverley Train Station and the bus station at St Andrew Square.



TOTAL: 623 sq. ft. 58 m<sup>2</sup>  
1st floor: 523 sq. ft. 58 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 67 sq. ft. 6 m<sup>2</sup>  
Measurements Deemed Highly Reliable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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