










Offers Over
£175,000

24/13 Milton Street

Abbeyhill | Edinburgh | EH8 8HE

This immaculate, truly stunning top floor flat is peacefully located on the edge of Holyrood Park and is conveniently located within walking distance of the city centre, excellent local amenities and transport links. The property would undoubtedly appeal to first time buyers and professionals and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit/metered parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief comprises, secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright reception/dining room with lovely views towards Calton Hill, open plan to contemporary fitted kitchen, light and airy double bedroom and stylish bathroom with bath and separate shower cubicle.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

An attractive communal garden is located to the rear of the building. Permit/metered parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





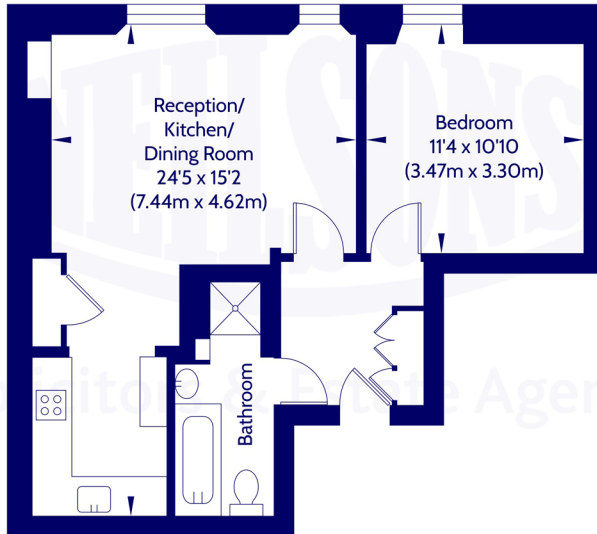
Location

Abbeyhill is a popular high amenity area lying to the east of Edinburgh city centre on the edge of Holyrood Park. Princes Street and the impressive new St James Quarter are within comfortable walking distance or readily accessible by way of frequent bus services. Holyrood Palace, Park and Parliament are also within a few minutes on foot. In addition, The Royal Mile offers a tremendous variety of small shops, cafes, restaurants and bars. The nearby Meadowbank retail park boasts a large branch of Sainsbury and other high street stores. Leisure & recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, the Royal Commonwealth Pool, and pleasant walks along Calton Hill, Arthur's Seat and Holyrood Park. There is a tram stop at Picardy Place providing a direct link with Edinburgh International Airport. St Andrew's Bus Station and Waverley Rail Station are also readily accessible.



Approx. Gross Internal Floor Area 47 Sq M / 505 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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