

COULTERS[©]

FLAT 1F3, 26 MILTON STREET

ABBNEYHILL, EDINBURGH, EH8 8HE

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Ideally suited to first-time buyers, this well-presented first-floor flat is quietly positioned on a peaceful no-through street, while being exceptionally central and within easy reach of Holyrood Park and Arthur's Seat. Offering comfortable and well-proportioned interiors, it combines the convenience of city living with excellent access to some of Edinburgh's finest open green spaces.

The welcoming sitting room provides a generous space for both relaxing and dining, with a large window bringing in plenty of natural light.

KEY FEATURES



One bedroom first floor flat.



Situated on a quiet street in popular Abbeyhill.



Shared gardens to the rear.



Permit parking available.



Holyrood Park on the doorstep.



Meadowbank Sports Centre and Retail Park nearby.



EPC Rating - C



Council Tax Band - B



The separate kitchen is well fitted with a range of wall and base units and integrated cooking appliances, with space for a washing machine and freestanding fridge/freezer.

The double bedroom is a good-sized room with a large window, while the shower room is fitted with a contemporary suite including a walk-in shower. A useful storage cupboard and hallway complete the accommodation.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

*Please note that the bed has been virtually staged.



THE LOCAL AREA

Abbeyhill is a vibrant neighbourhood located a short distance to the east of Edinburgh's city centre. The area is within easy reach of the Scottish Parliament, Holyrood Palace, Calton Hill, St James Quarter and Waverley Station. Abbeyhill offers a wide range of amenities, including local shops, cafes, restaurants and pubs. There is also a Sainsbury's and Lidl supermarket at Meadowbank Retail Park.

Holyrood Park borders the end of Milton Street and is a wonderful place to relax, walk or take part in the weekly Park Run held each Saturday morning. Meadowbank Sports Centre, a fantastic modern facility with gym, running track, basketball courts and more, is a five minute walk away.

An excellent bus service operates from London Road with quick access to the city centre as well as out to Portobello and the beautiful East Lothian coast.

EXTRAS

All light fittings, curtains and white goods are included in the sale price.

HOME REPORT VALUATION: £185,000



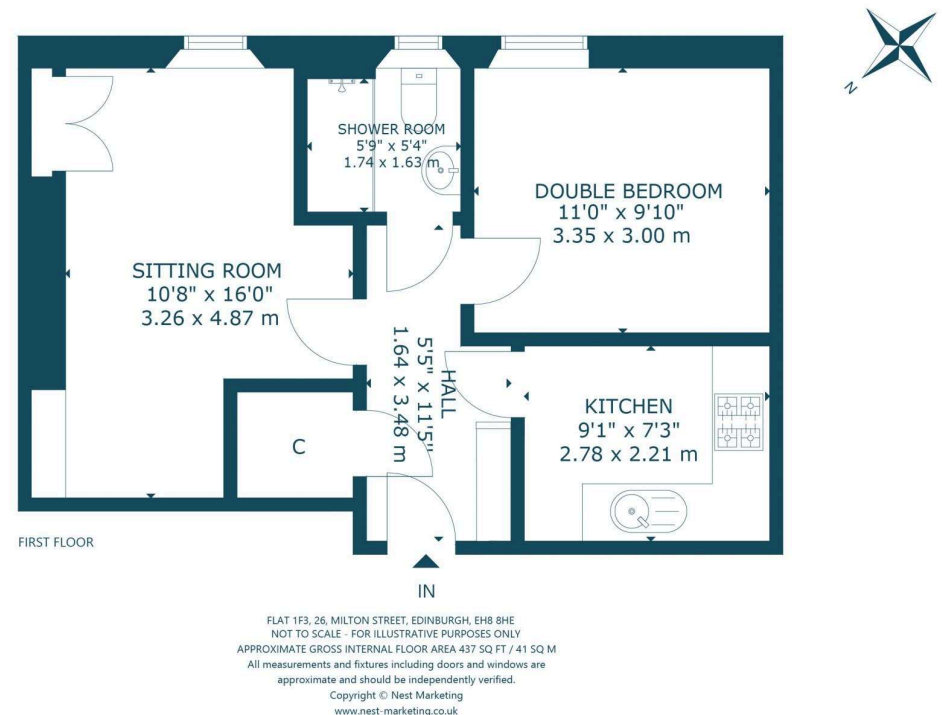
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.