



46/4 Milton Street  
ABBAYHILL | EDINBURGH | EH8 8HD

  
**warners**  
solicitors & estate agents



## 46/4 Milton Street

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Well presented, two-bedroom first floor apartment forming part of a traditional tenement in the popular district of Abbeyhill, east of Edinburgh's city centre.

The accommodation comprises a well-sized, open plan kitchen/dining room, with the principal bedroom also being of an excellent size. The second bedroom could alternatively be employed as a living room, home office, study or gym, giving the apartment a good degree of flexibility, and a shower room with WC completes the internal accommodation.

Outstanding local amenities include Meadowbank's Sports Centre and Retail Park, with the St James Quarter also within walking distance, and the property is conveniently located to offer easy access to public transport links.

Offering immense appeal to first-time buyers, couples and young families in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom apartment
- Sought-after location
- Outstanding nearby amenities
- Easy access to excellent public transport links
- Kitchen/dining room
- Two double bedrooms
- Shower room
- Double glazing
- Communal rear garden

Energy Rating D, Council Tax B

All fixtures, fittings, cooker, fridge/freezer, washing machine, wardrobes, curtains and blinds are included in the sale.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsbury's food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, caf , outdoor football pitch, athletics track and a choice of fitness studios. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





Milton Street,  
Edinburgh, EH8 8HD



Approx. Gross Internal Area  
577 Sq Ft - 53.60 Sq M  
For identification only. Not to scale.  
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