

7 (GF1) MILTON STREET
ABBEYHILL, EDINBURGH, EH8 8EZ

CURRAN & CO
PROPERTY



7 (GF1) MILTON STREET
ABBNEYHILL, EDINBURGH, EH8 8EZ

OFFERS OVER £175,000



'Situated on a quiet residential street in sought-after Abbeyhill, 7 (GF1) Milton Street is an exceptionally spacious one-bedroom flat on the ground floor of a traditional Victorian tenement'

- Sought-After Abbeyhill Location
- Spacious Ground-Floor Tenement Flat
- Renovated To Move-In Condition
- Open-Plan Living / Dining / Kitchen
- Expansive Double Bedroom with Box Room
- Stylish Shower Room & Separate WC
- Shared Garden & Permit Parking
- Ideal First Time Purchase or Investment



Description

Situated on a quiet residential street in sought-after Abbeyhill, 7 (GF1) Milton Street is an exceptionally spacious one-bedroom flat on the ground floor of a traditional Victorian tenement. Holyrood Park and Arthur's Seat are close by, while the Royal Mile and city centre are within easy walking distance. Renovated throughout and presented in move-in condition, the property offers an appealing home for a first-time buyer or young professional, as well as an investment opportunity.

Entered through a secure door entry system and communal stair, the flat opens into a hallway with a generous storage cupboard. The spacious open-plan living, dining and kitchen area has

room for a compact dining table, fitted kitchen units and a further cupboard housing the combi boiler. The expansive double bedroom is a particular highlight, with a shelved press recess and a substantial adjoining box room offering useful space for storage or a home office.

The accommodation is completed by a stylish, fully tiled shower room with a walk-in glass enclosure and black fittings, together with a separate, windowed WC with storage beneath the sink. Fresh decoration and engineered oak flooring bring a cohesive finish to the flat, which also benefits from gas central heating and double-glazed sash and case windows.

Externally, there is a shared rear garden, with zoned permit parking available on Milton Street.

EPC Rating

The energy efficiency rating for this property is band C.

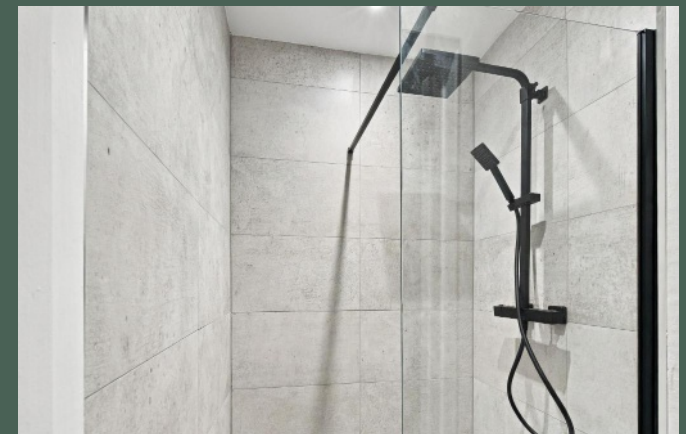
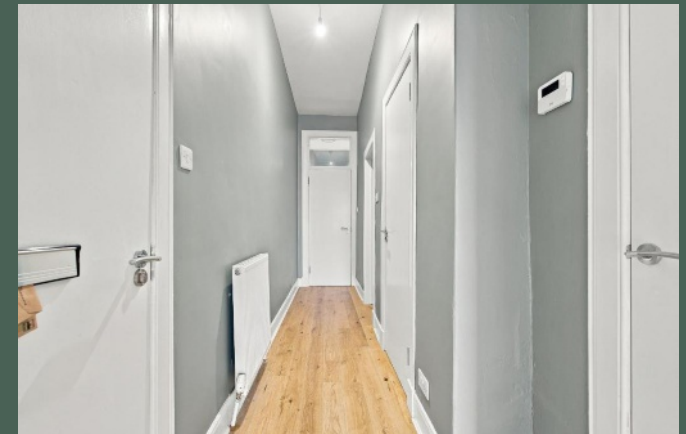
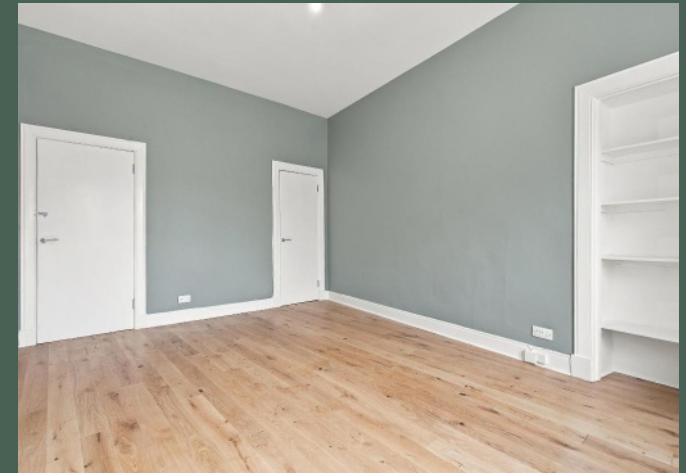
Council Tax

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.





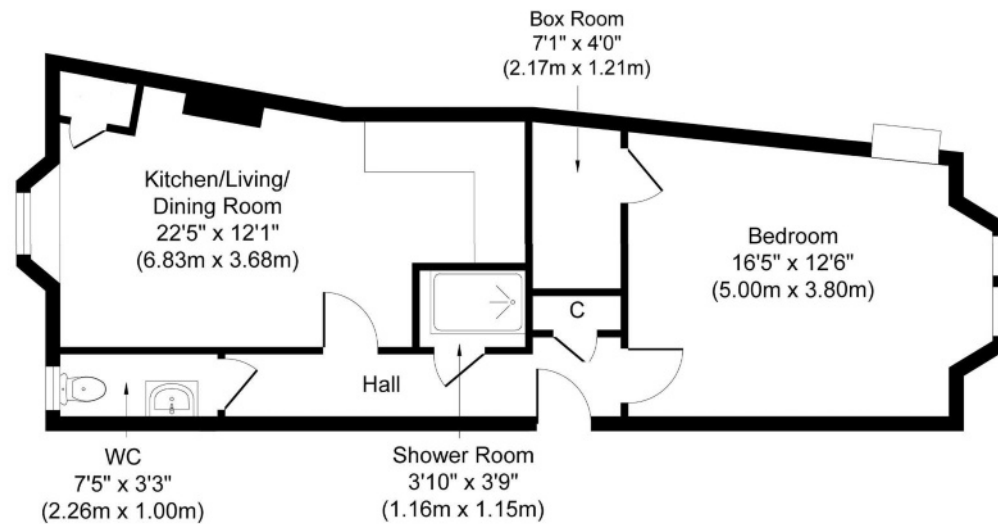


33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Approximate Floor Area
517 sq. ft
(48.00 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.