



Solicitors & Estate Agents



Offers Over
£170,000

3-6 Milton Street

Abbeyhill | Edinburgh | EH8 8EZ

A most appealing and beautifully presented first floor flat, forming part of a charming period terrace and enjoying a superb central location moments from Holyrood Park and the capital's iconic Arthur's Seat. The property is presented to the market chain free.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band- B



Description

The flat offers all the perks of a peaceful residential location, combined with easy access to the city centre and would make a perfect first home or rental investment. The property is presented to the market chain free leading to a quick sale/purchase.

The accommodation briefly comprises an entrance hallway, a bright southerly facing reception room which enjoys a pleasant leafy aspect, benefits from a substantial storage cupboard and is open plan to a stylish modern kitchen. This kitchen has been cleverly designed to take advantage of the ceiling height and features white contemporary units/contrasting worktops, attractive splash tiling and a variety of built-in appliances.

A generous principal bedroom also enjoys a light south facing aspect and features laminate flooring, fresh neutral décor and ornate coving to ceiling. A modern shower room with basin, WC and built-in shower enclosure completes the accommodation.



Extras

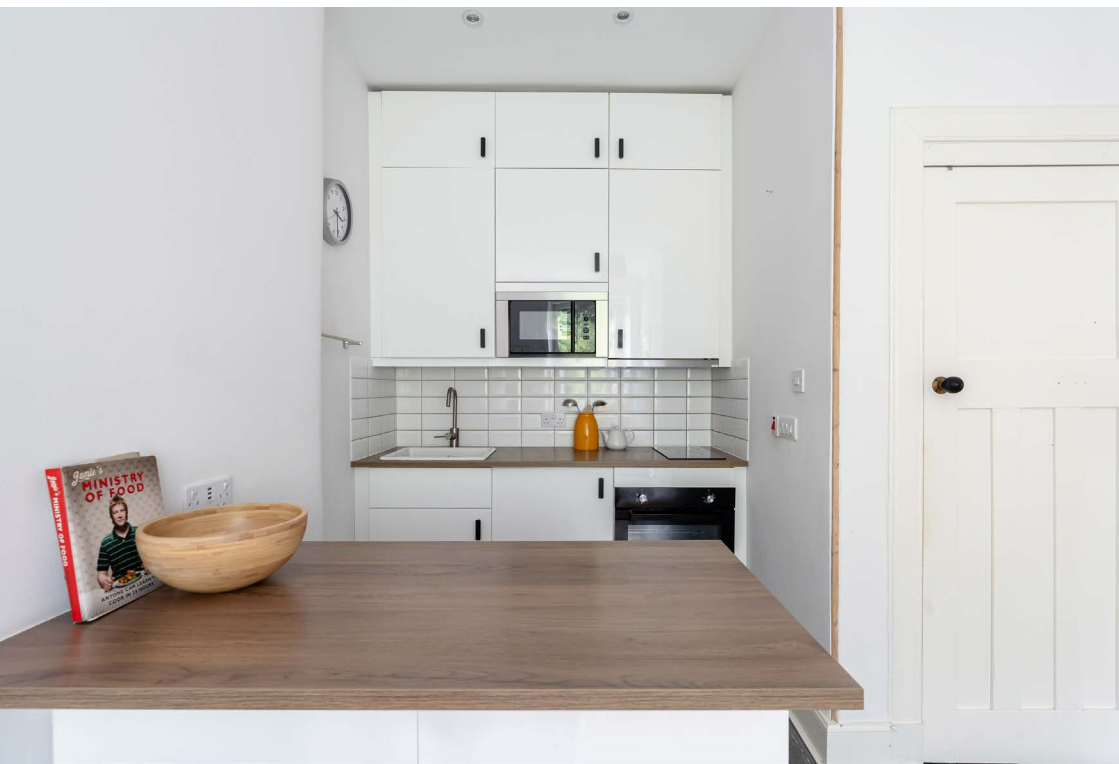
All blinds, fixtures, light fittings, white goods and integrated appliances are included. The couch, bed frame, wardrobe and chest of drawers (all of which are John Lewis) and the Panasonic TV are also available via separate discussion.

Gardens and Parking

There is a leafy shared garden to the rear of the building and ample on-street residents parking is available on Milton Street and some of the adjacent roads.

Viewing

By appointment through Neilsons (0131 625 2222).





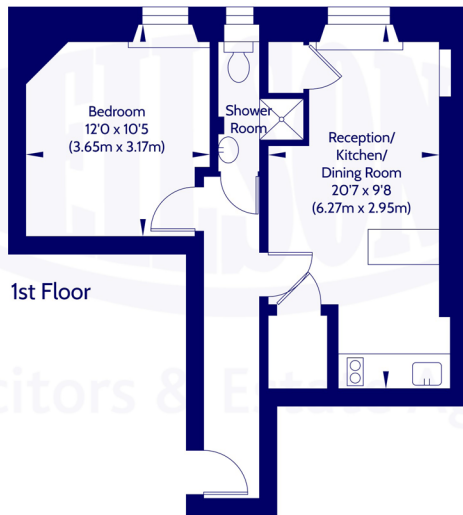
Location

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 38 Sq M / 406 Sq Ft.



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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