



38/7 Milton Street  
ABBEYHILL | EDINBURGH | EH8 8HD

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## 38/7 Milton Street

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Set on the top floor of a traditional tenement building, this attractive two-bedroom flat is ideally located in the heart of Abbeyhill, just moments from the city centre and its excellent amenities.

The accommodation is well balanced and thoughtfully laid out, comprising a welcoming living room, a separate kitchen, two bedrooms, and a bathroom. The principal bedroom is a generous double with ample space for freestanding furniture, while the second bedroom is ideal as a home office, guest room, or nursery. The living room enjoys good natural light and offers a comfortable setting for both everyday living and entertaining.

The property also offers excellent development potential, with the current owners having worked alongside an architect to prepare detailed plans to convert the attic at 38/7 Milton Street into an additional bedroom and shower room. The process included finalising the design, obtaining consent from neighbouring proprietors, and incorporating structural engineer input, presenting a rare opportunity for a purchaser to add valuable accommodation with much of the groundwork already complete. Further information is available on request.

The property benefits from on-street permit parking and is exceptionally well served by public transport, with regular bus links and easy access to the city centre, Holyrood Park, and a wide range of local cafes, shops, and services.

- Prime top-floor position in a traditional tenement in the heart of Abbeyhill, moments from the city centre
- Well-proportioned two-bedroom layout with bright living room and separate kitchen
- Generous principal double bedroom plus flexible second bedroom/home office
- Strong natural light and comfortable space for everyday living and entertaining
- Rare attic development potential with architect-designed plans and groundwork completed
- Gas central heating
- Double Glazing

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

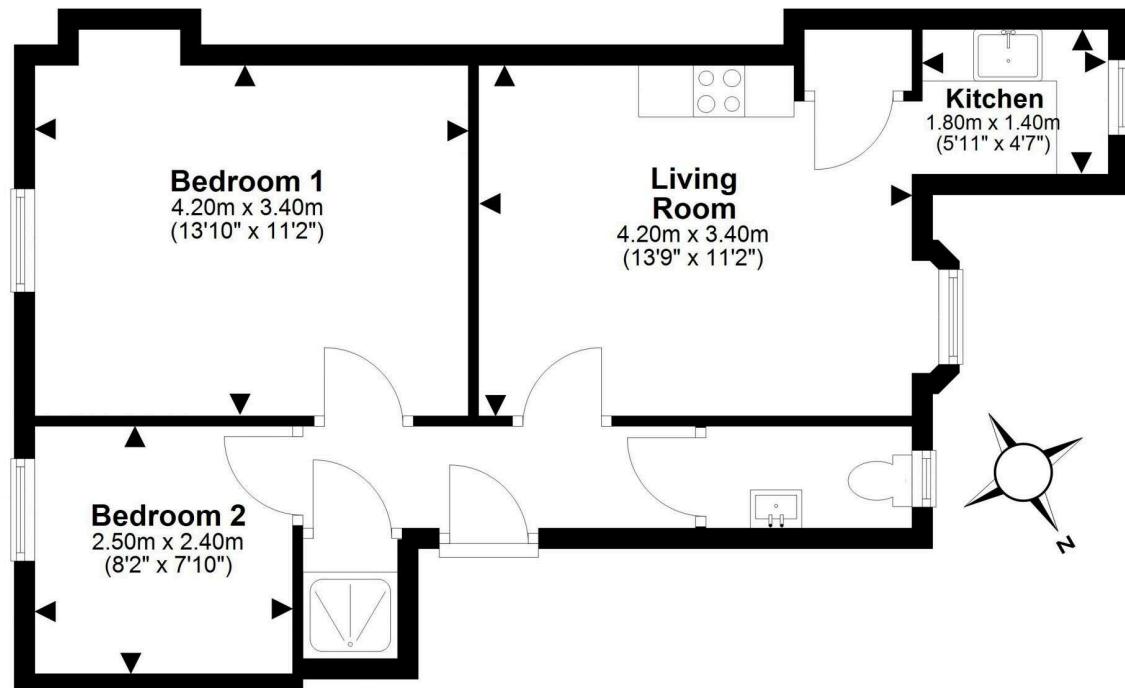


Energy Rating C Council Tax Band B

Extras: The Bosch fridge freezer, integrated AEG microwave, integrated Beko oven, Beko induction hob, Beko washing machine, curtains as viewed, In-built bunk and ladder in bedroom 2 will be included.

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 Sainsburys 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, cafe, 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.