



21 (3F2) Milton Street
ABBAYHILL | EDINBURGH | EH8 8HA

warners
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Situated in the popular Abbeyhill area of Edinburgh, with direct access onto Holyrood Park via a footpath at the end of street, this well-presented **top floor one-bedroom flat** offers comfortable accommodation in a convenient residential location.

The property is accessed via a **secure entry system** and comprises a welcoming hallway leading through to a bright **open-plan living room and kitchen**. The kitchen is fitted with a range of **floor and wall-mounted units**, providing useful storage and workspace.

The property benefits from a **generously sized bedroom**, complete with **built-in wardrobes** offering excellent storage.

The bathroom is fitted with a **two-piece suite**, together with a separate shower cubicle.

- Top floor one bedroom flat
- Located in the popular area of Abbeyhill
- Accessed via a secure entry system
- Communal garden
- Close to local amenities and good transport links
- Double glazing

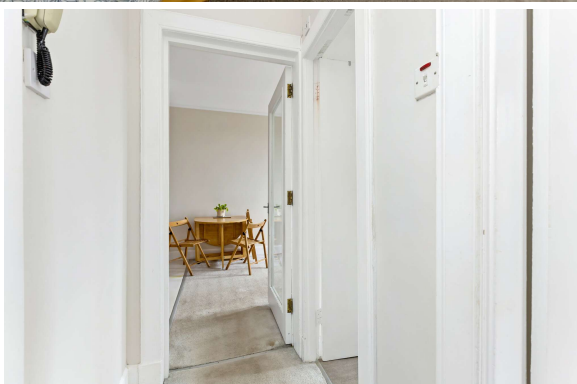
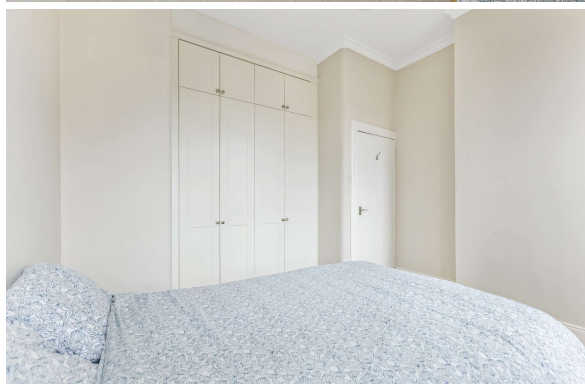
Energy Rating E, Council Tax Band B.

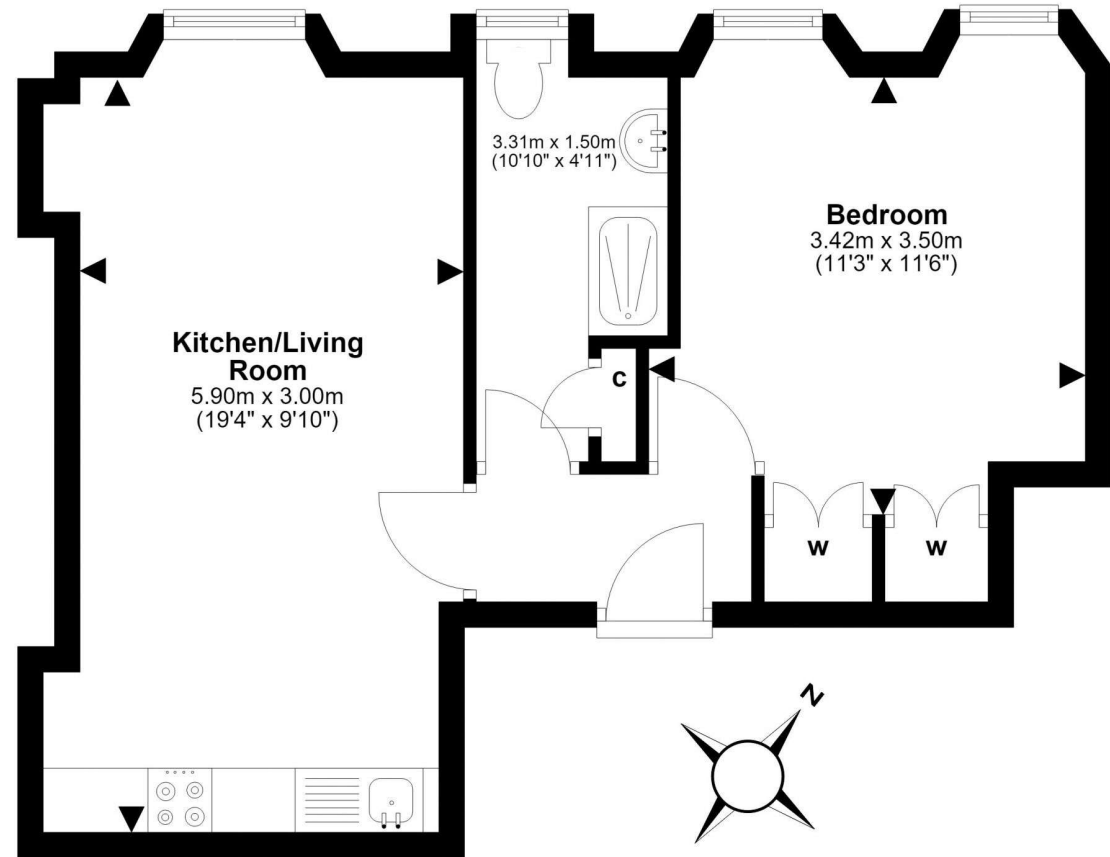
All fixtures, fittings, light fittings, blinds, integrated kitchen appliances, undercounter fridge with freezer box and washing machine will be included in the sale. The folding table and chairs can be available with separate negotiation.

PRICE & VIEWING: Please refer to our website, 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 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.