

OFFERS OVER £165,000

27 3F3 Milton Street  
Edinburgh, EH8 8HA

drummondmiller  
Solicitors & Estate Agents



- 1 bed top floor tenement flat in Abbeyhill
- Bright living room
- Well-proportioned double bedroom
- Fitted kitchen with appliances
- Double glazing throughout
- Gas central heating
- EPC C

### Description

Drummond Miller is delighted to present this bright and well-proportioned one-bedroom flat, offering an excellent opportunity for first-time buyers, professionals, and investors alike.

The accommodation comprises a bright and welcoming living room, providing an ideal space for relaxing and entertaining, with access to a separate fitted kitchen. The generously sized double bedroom offers comfortable accommodation, while the shower room is fitted with contemporary fixtures and fittings.

The property enjoys a bright and airy feel throughout and is thoughtfully arranged to make the most of the available space. Conveniently located close to a wide range of local amenities, shops, cafés, and transport links, the flat is well placed for easy access to the city centre and surrounding areas.





### Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

### Garden and parking

The property benefits from a shared communal garden/drying area. There is ample parking having both pay meters and zoned permit bays.

### Location

Abbeyhill is a highly desirable residential area situated just to the east of Edinburgh's city centre. The neighbourhood offers an excellent range of local amenities, including independent cafés, restaurants, shops, and supermarkets, while nearby Meadowbank Retail Park provides a wider selection of retail outlets and leisure facilities.

The area is well served by regular public transport links, offering easy access throughout the city, and benefits from excellent road connections. Residents can enjoy a variety of green spaces and recreational opportunities, with Holyrood Park and Arthur's Seat within easy reach, providing some of Edinburgh's most iconic outdoor spaces.

Abbeyhill combines the convenience of city living with a strong sense of community, making it a popular choice with a wide range of buyers.

### Council Tax and EPC

Council Tax band B and has a C-rated Energy Performance Certificate.

### Home Report

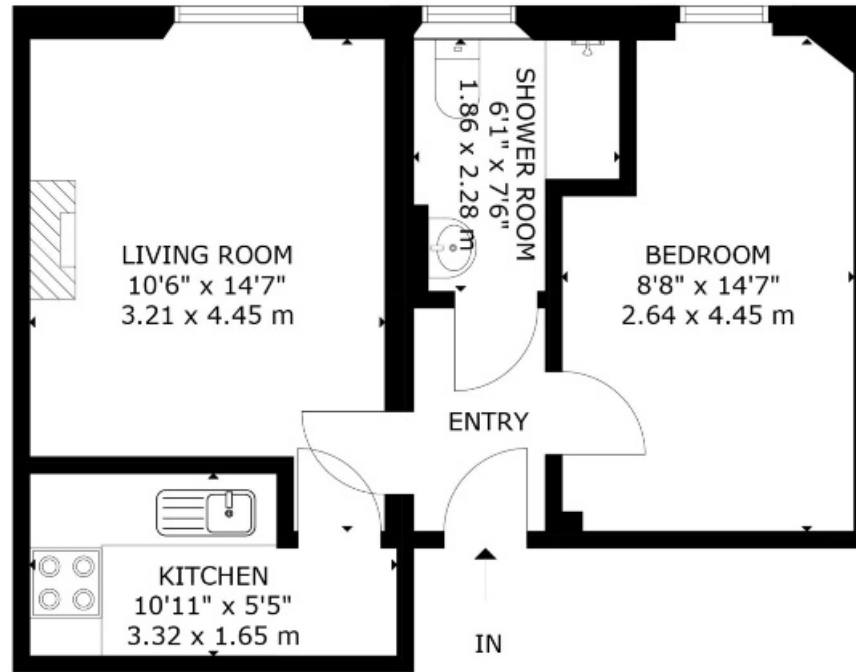
The property has been valued at £170,000, and a link to the Home Report is available from the ESPC website.

### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All curtains, light fittings and white goods are included in the sale price.



THIRD FLOOR

FLAT 3F3, 27 MILTON STREET, ABBEYHILL, EDINBURGH, EH8 8HA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 403 SQ FT / 37 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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