

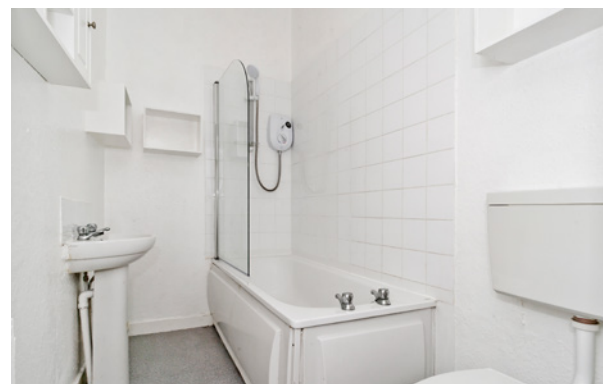


GILSON GRAY

LAW • PROPERTY • FINANCE

3 (3F1), MILTON STREET

Abbeyhill, Edinburgh, EH8 8EZ



TRADITIONAL THIRD-FLOOR FLAT

Presented in move-in condition with neutral interiors throughout, this traditional third-floor city flat is an ideal property for a wide demographic. Furthermore, the two-bedroom home has a highly desirable setting in the capital, situated in Abbeyhill beside Holyrood Park and within easy reach of excellent local amenities and regular transport links.

Inside the third-floor flat, reached by a shared entrance and stairwell, you are welcomed into the home by a central hall, defined by a neutral palette. To the left is the lounge, which continues the appealing decoration, and is fitted with on-trend carpeting. Easy to style and well-proportioned, this reception area is perfect for everyday use, whether relaxing or socialising. It is also brightly lit by twin windows that frame elevated views over the Edinburgh skyline. From here, a sliding door leads through to the neighbouring kitchen, which is fitted with cabinets, workspace, and splashback tiles. Set side by side, the two bedrooms are to the southeast-facing rear of the home. Both rooms are decorated in light neutral tones to enhance an airy ambience and both continue the on-trend carpeting for optimal comfort. The principal bedroom is a double that is equipped with a built-in cupboard, whereas the second bedroom is a versatile single that could alternatively be used as an office for working from home. Finally, the bathroom is presented in white and is fitted with a three-piece suite, including a pedestal washbasin, a toilet, and a bath with an overhead shower and glazed screen.

Externally, there is a communal garden and unrestricted on-street parking is available.

Extras: a fridge and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Traditional third-floor flat
- In move-in condition
- Situated in Abbeyhill
- By Holyrood Park & amenities
- Neutral interiors throughout
- Welcoming hall
- Bright lounge
- Fitted kitchen
- One double bedroom
- One versatile single bedroom
- Three-piece bathroom
- Communal garden
- Unrestricted on-street parking



EPC RATING:

F

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

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EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

...

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

...

EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481

...

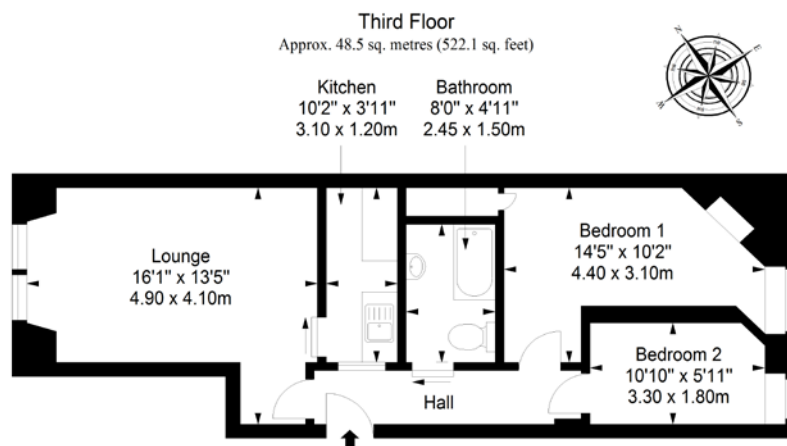
DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

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BORDERS

01890 880 008



Total area: approx. 48.5 sq. metres (522.1 sq. feet)

ABBEYHILL, EDINBURGH

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



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