



17/12 Milton Street
Abbeyhill, Edinburgh, EH8 8EZ



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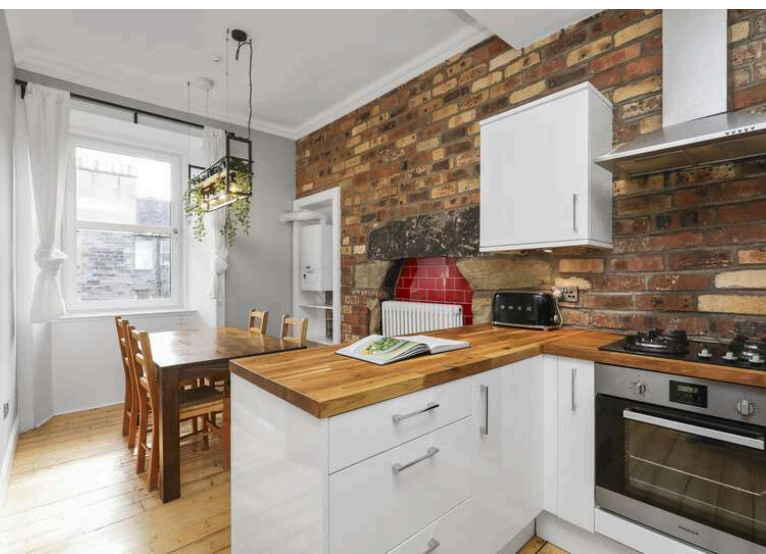


17/12

Milton Street

Early viewing is highly recommended to appreciate this well presented and unique 3 bed roomed double upper flat within the popular Abbeyhill area to the east of the City Centre.

- Unique 3 bed roomed double upper
- Stunning views of Arthur's seat and Calton Hill
- Secure entryphone system
- Gas central heating and triple glazing
- Landscaped communal rear garden
- Lounge
- Kitchen/dining room
- 3 bedrooms
- Bathroom
- Shower room



Home Report: £370,000

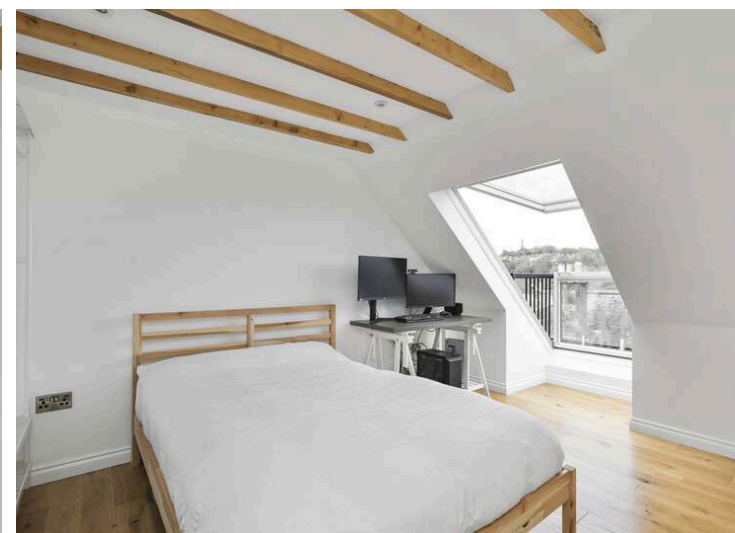
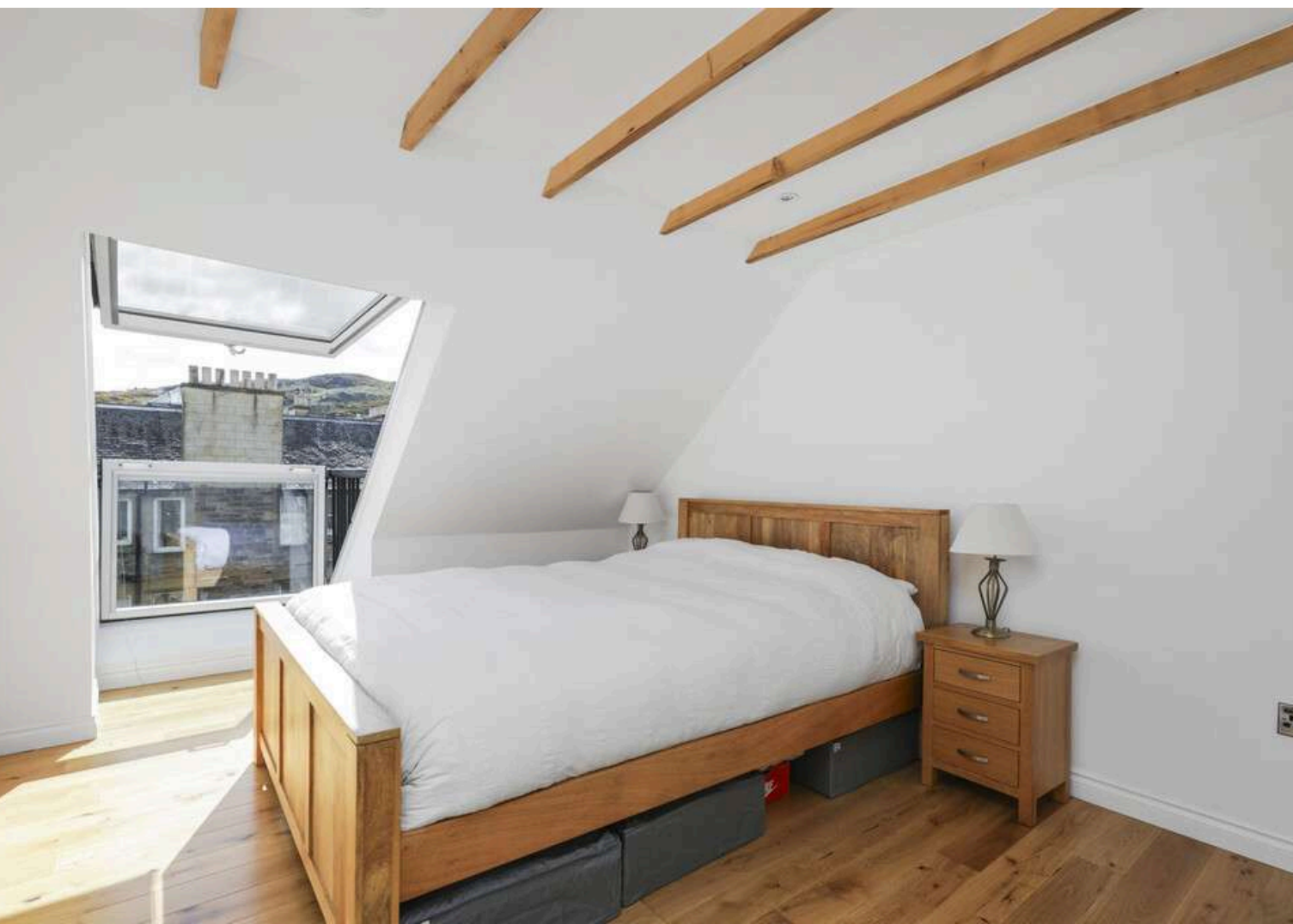
EPC Rating: C

The property has been converted from its original layout by the current seller and opens to a bright entrance hall with staircase leading to the upper landing and under stairs boxroom/study. A spacious lounge can be found to the rear with a decorative cornice and fireplace. To the front the property has a kitchen dining room with a range of wall and base units, electric oven, gas hob, fridge/freezer, drink cooler and dishwasher. Bedroom 3 is on this level and it completes with a tiled bathroom with 3 piece suite.

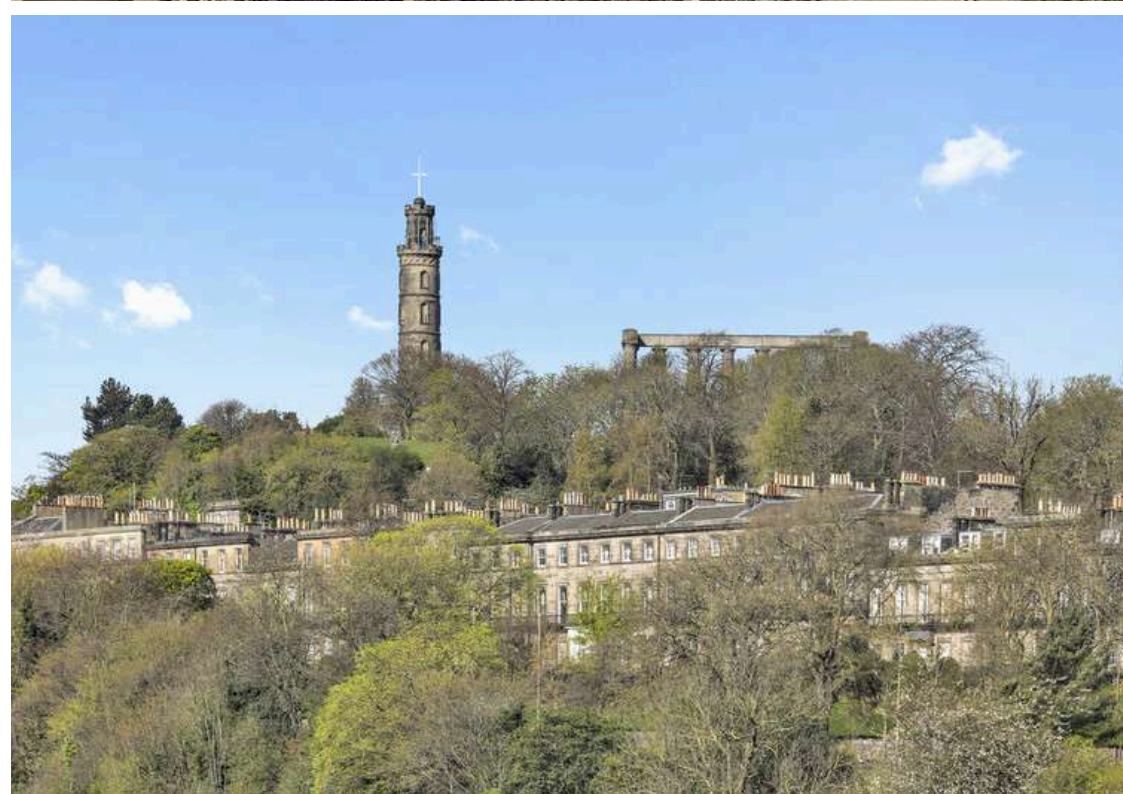
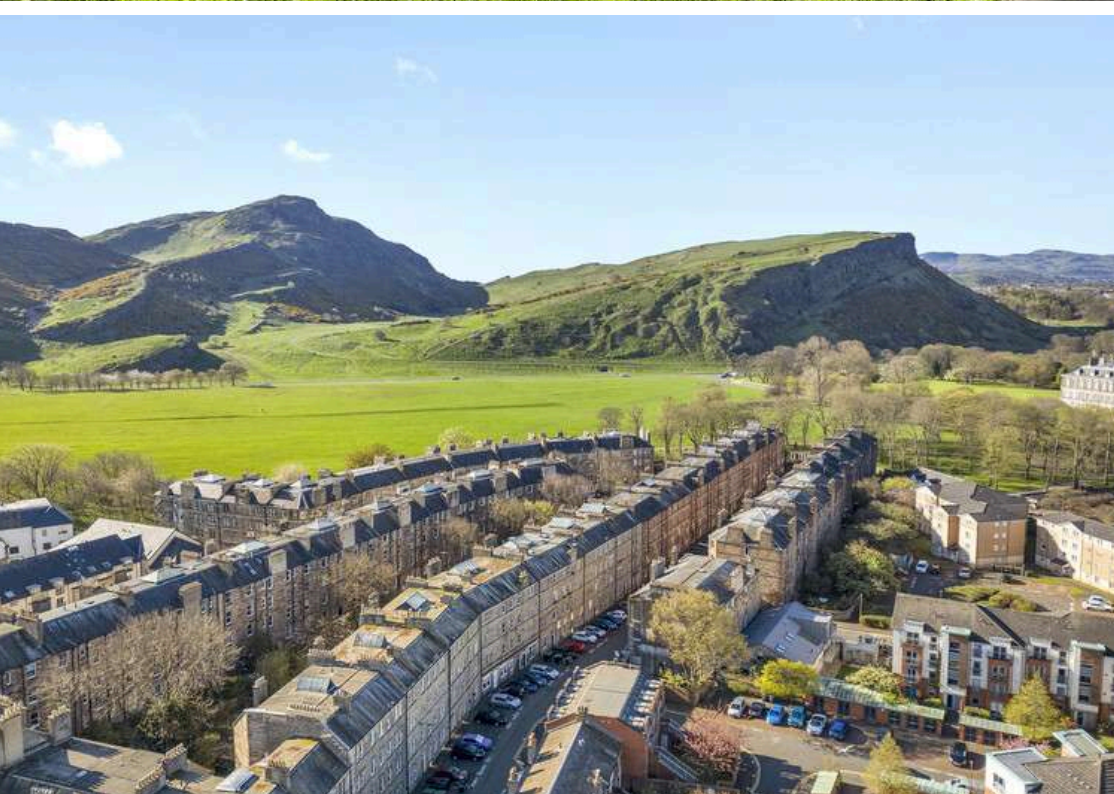
Upstairs the landing is flooded with light from 3 skylights and offers 2 further bedrooms both with Velux Cabrio balcony style windows allowing for stunning views to Arthur's seat, the Salisbury Crags and Calton Hill. The property is completed with a partially tiled shower room with 3 piece suite.

The property further benefits from gas central heating, triple glazing and landscaped communal garden with raised beds, chipped seating area and a garden shed.

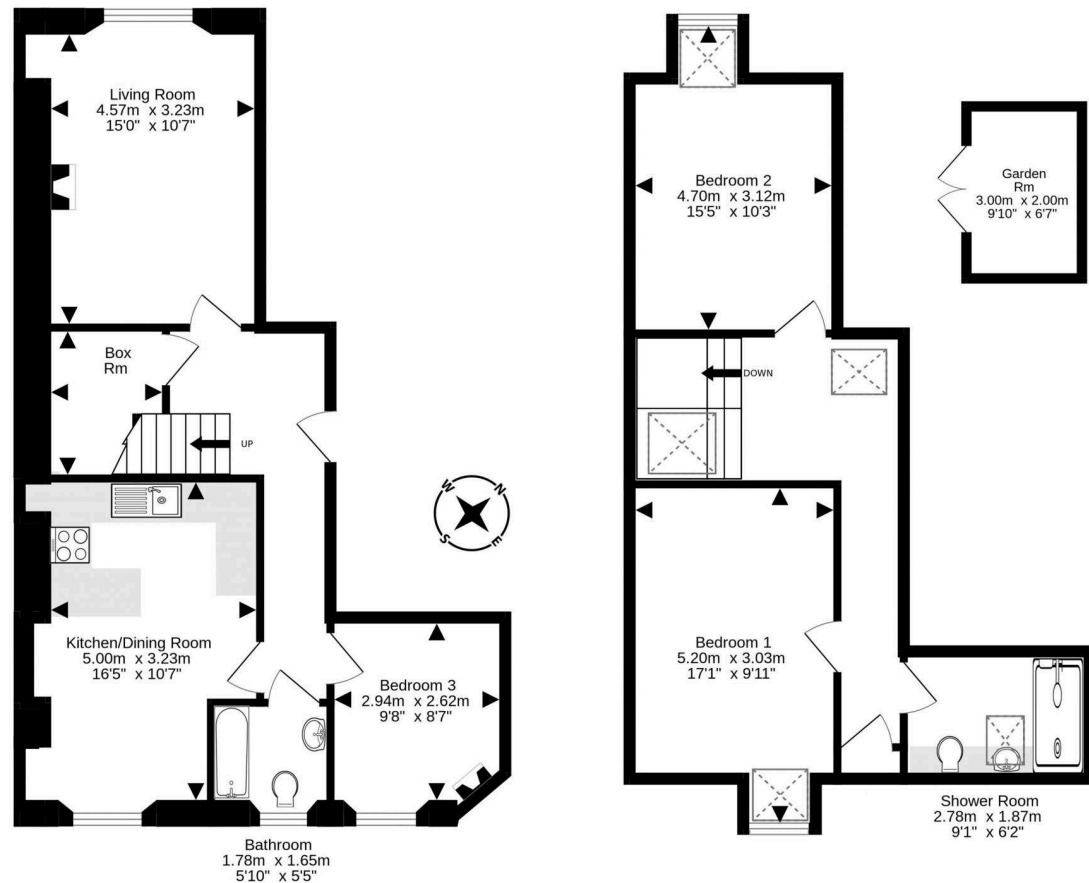
Extras - to include the aforementioned white goods (no warranties to be given) curtains and blinds.







Situated just a stone's throw from 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 Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, as well as a number of additional high street stores and fast-food outlets. Salisbury Crags and Arthur's Seat offer lovely walks, along with Calton Hill. 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.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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