



Flat 3F2, 17 Milton Street

Abbeyhill, Edinburgh, EH8 8EZ

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Summary

Offering an ideal city home for first-time buyers, professionals, couples, and rental investors alike, this one-bedroom third/top-floor flat in Abbeyhill is well-presented with neutral décor and modern fixtures and fittings. It further benefits from access to a lovely garden and lies just a stone's throw from Holyrood Park (home to the iconic Arthur's Seat), as well as amenities such as shops (including Meadowbank Shopping Park), excellent transport links, Meadowbank Sports Centre, cafés, coffee shops, and restaurants.

Extras: All window coverings, light fittings, and freestanding kitchen appliances will be included in the sale.

Features

- Traditional third/top-floor flat in Abbeyhill
- Secure shared entrance and stairwell
- Entrance hall with built-in storage
- Open-plan dining kitchen and living room
- Good-sized double bedroom
- Modern shower room
- Access to well-maintained shared garden
- Controlled parking (Zone N6)
- Gas central heating system
- Double-glazed windows
- EPC Rating - D





Traditional third/top-floor flat in
Abbeyhill with an open-plan dining
kitchen and living room







Good-sized double bedroom, a modern shower room and access to well-maintained shared garden



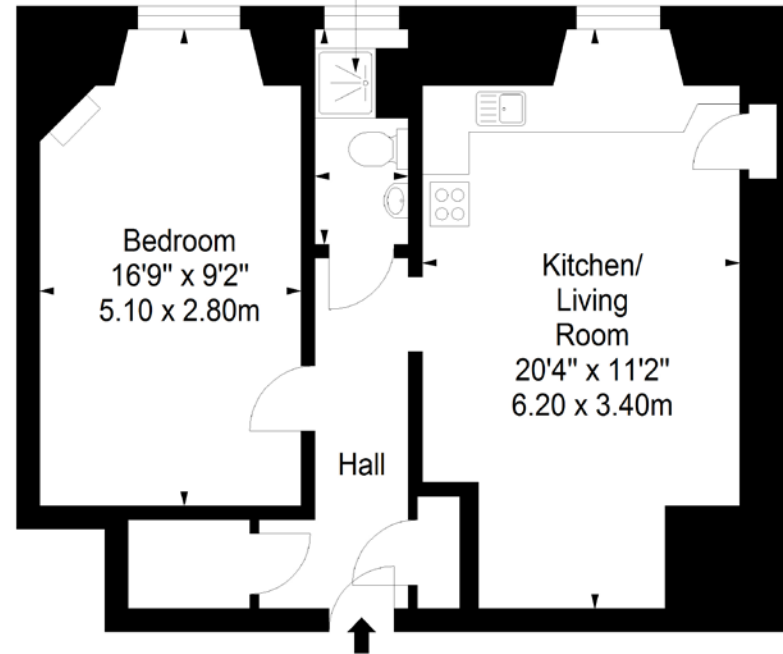
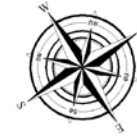


Floorplan

Third Floor

Approx. 42.6 sq. metres (458.6 sq. feet)

Shower Room
7'7" x 3'3"
2.32 x 0.98m



Total area: approx. 42.6 sq. metres (458.6 sq. feet)

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