

ABBEYHILL
24/4 MILTON STREET
EH8 8HE



EPC RATING: C

FIXED PRICE £170,000



BEAUTIFULLY PRESENTED ONE BED GROUND FLOOR PERIOD FLAT WITH CONTEMPORARY FITTINGS IN TRENDY ABBEYHILL

Updated with a modern light grey kitchen & bathroom, this amazing property is ready to move into and would make an ideal home for a first time buyer or investor (achieving a current rental of £1000 pcm). Located in the ever-popular area of Abbeyhill, within walking distance of all the shopping & amenities of Easter Road and the city centre and with excellent transport links from the main road. With the stunning Holyrood Park on your doorstep and the new Meadowbank Stadium a few minutes' walk away, you are spoilt for choice for leisure pursuits.

VIEWING

By Appt pls call 0131 4466850

PROPERTY DESCRIPTION

- Large open hallway with space for wardrobe storage
- Spacious open living/dining area with loads of space for entertaining & a handy storage cupboard
- Open plan kitchen with a wide range of grey fitted units, shelving, wooden worktops & appliances, feature original stone wall and a large larder cupboard
- Double bedroom, nice & quietly positioned to the rear of the building overlooking the garden
- Modern bathroom with bath with mains shower over, white vanity sink unit, wc & heated towel rail
- Gas central heating from annually maintained combi boiler
- Wooden sash & case windows
- Wooden flooring in most areas
- Well maintained communal rear garden & stair
- Residents' permit parking in the street

AREA

Abbeyhill is a sought after area located to the east of Edinburgh which is well served by frequent bus services offering easy, direct links to Edinburgh city centre. The open spaces of Holyrood Park and Arthur's Seat are just a moments' walk away at the end of the street, offering some delightful walks and running trails just a short walk from the property. This also gives easy walking access to the Scottish Parliament, Holyrood Palace and the Royal Mile. There are useful shopping facilities close by including a good selection of shops and cafes on Easter Road, a Sainsbury's supermarket at Meadowbank retail park, a large Morrisons supermarket located on Portobello Road and while Portobello, with its beach, promenade and eclectic range of shops and cafes, is also within easy reach. In addition to frequent public transport links into the city centre, Abbeyhill

also offers easy access to the Edinburgh City Bypass and the A1.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, fridge freezer & washing machine are included in the sale. All other furniture can be left.

HOME REPORT VALUATION

£170,000

Living/dining/kitchen 15'4 x 10'10 (4.67 x 3.30m)
Bedroom 1 11'3 x 7'11 (3.43 x 2.41m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

