



# 26 2F1 Milton Street

Abbeyhill, Edinburgh, EH8 8HE



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## 26 2F1 Milton Street

Centrally located one bedroomed second-floor flat in move in condition, ideal for a first-time buyer.

- Sitting room/kitchen with pantry
- Double bedroom
- Boxroom/study
- Bathroom with shower
- Secure entryphone system
- Communal rear garden
- Gas central heating and double glazing

**Offers Over: £160,000**

**EPC Rating: C**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.



# About the Property

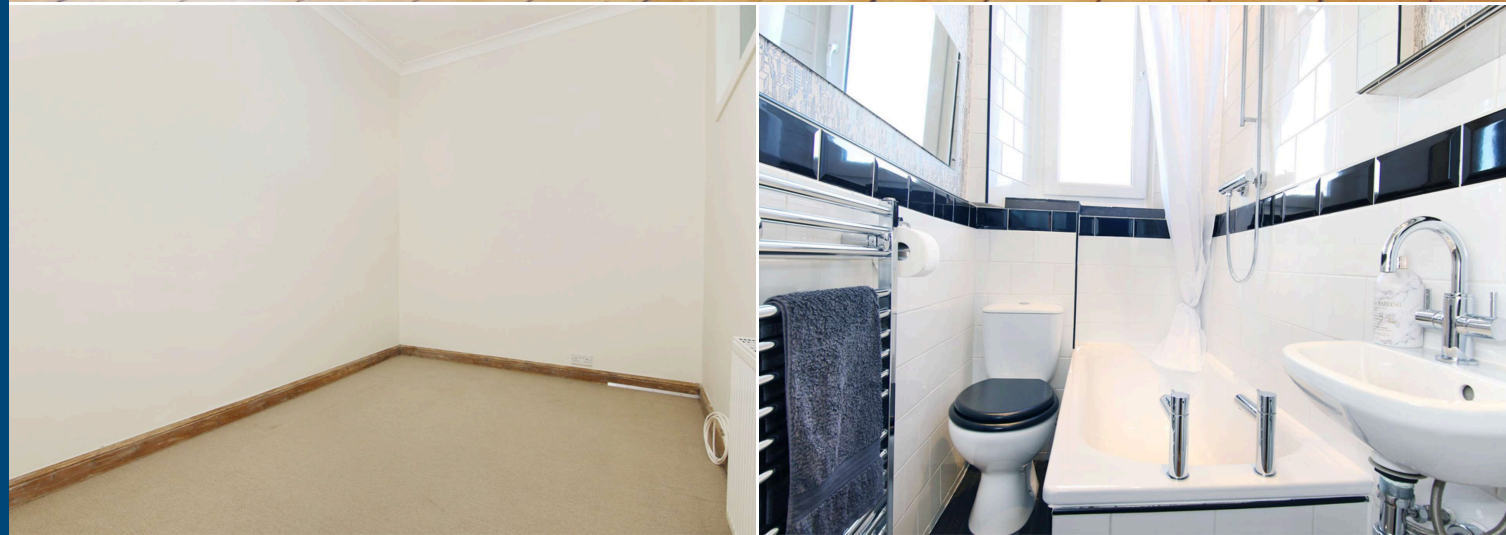
Situated in the popular Abbeyhill area of Edinburgh close to Queen's Park, Arthur's Seat and only a short distance from the City Centre this traditional second-floor flat is ideal for first-time buyers and investors alike.

Internally, the flat is located to the rear of the building and offers well-proportioned rooms, all neutrally decorated.

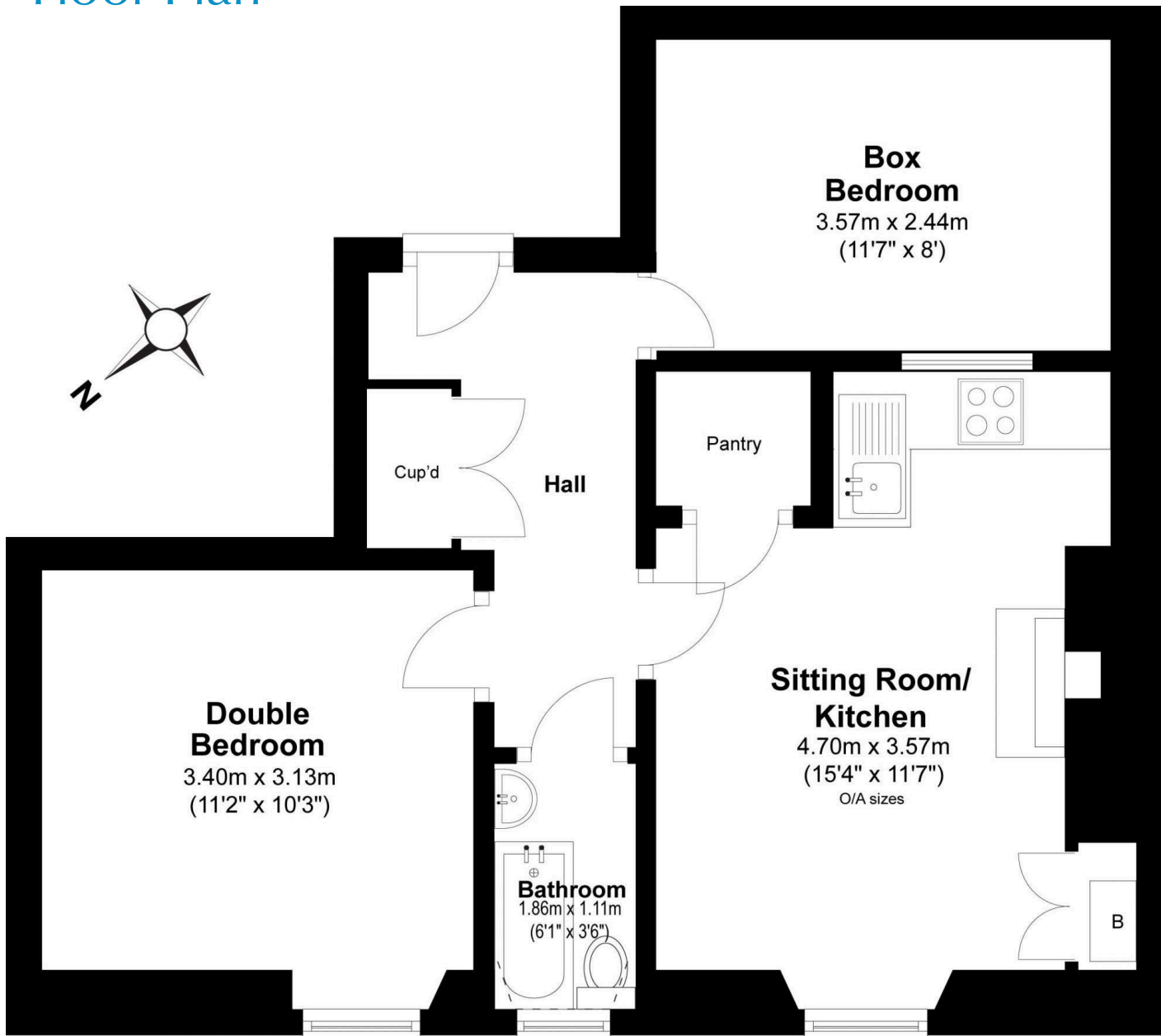
Further benefits include double glazing, gas central heating and a secure entryphone system.

## Extras

To include all fitted flooring and carpets, light fixtures, blinds, integrated oven, gas hob, washing machine, fridge and freestanding bedroom wardrobe in the sale.



# Floor Plan



**Second Floor**

## Location

The popular area of Abbeyhill lies a short distance to the east of the city centre. The vicinity is well served by an excellent range of amenities including shops, recreational facilities, schooling and Meadowbank Retail Park. St James Quarter and The Omni Centre (with Nuffield Health Fitness & Wellbeing Gym, multi-screen cinema, various bars and restaurants) can be found close by at the top of Leith Walk. The property is also within easy reach of the financial institutions around George Street and St Andrew Square and a short walk from the Scottish Parliament. There are many pleasant walks available, including Royal Park, Arthur's Seat and Salisbury Crags. Excellent recreational facilities include Craigenfinny and Duddingston Golf Courses. Regular bus services run from the area to the city centre and beyond, and the Edinburgh City Bypass is within easy reach.



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