



Fixed Price

£165,000

35 1F2 Milton Street

Abbeyhill | Edinburgh | EH8 8HB

An excellent opportunity has arisen to purchase this one bedroom first floor forming part of a handsome traditional tenement located within the popular Abbeyhill district of the city. The property will appeal to first-time buyers and buy-to-let investors alike due to the abundance of amenities and transport links close by. Early viewing suggested.

-  1 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Rating - D
-  Council Tax Band - B



Description

The accommodation is made up of the following; entrance hallway with wooden flooring; open plan kitchen and reception room again with original flooring and large window for natural light to fill the room; double bedroom with closet and space for freestanding furniture; bathroom with electric shower over the bath with a separate WC. The property is neutrally decorated throughout allowing any prospective buyer to add their own individual colour scheme. Further benefits include a secure entry system and double glazing.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Parking is freely available on street, the street itself has no through road for cars. The property features a shared rear garden, mostly laid to lawn. From the end of the street approx. 50 yards away from the property you have a path directly into Holyrood Park which is ideal for dog walking or climbing Arthurs Seat.

Viewing

By appointment through Neilsons 0131 625 2222.



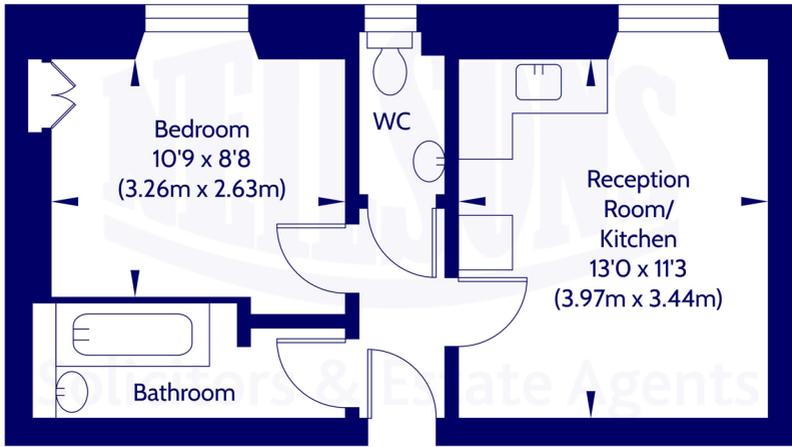


Location

The property is situated in the popular Abbeyhill area of Edinburgh which is located approximately a mile east of the City Centre. There are a fantastic range of specialist shops, cafes and restaurants in the immediate vicinity and many of the Capital's theatres, art galleries, cosmopolitan bars and high street stores are within comfortable walking distance. Meadowbank shopping centre is a short walk from the property where you will find a large Sainsburys supermarket for all your daily needs. The property is a stone's throw from the beautiful open spaces of Holyrood Park and Arthur's Seat where there are walking trails. For those travelling further afield, there are excellent bus links to many parts of the city.



Approx. Gross Internal Area 33.07 Sq M / 356 Sq Ft.



First Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

