



17/5 (1F2) Milton Street,
Edinburgh, EH8 8EZ



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Located within the sought after Abbeyhill area of Edinburgh, a stones throw to Holyrood Park and Arthurs Seat, is this well-presented 1st floor flat. Offering bright, well-proportioned accommodation ideal for the first time buyer the building is secured by an entry system and has a well maintained garden to the rear. The flat has double glazed windows and electric heating.

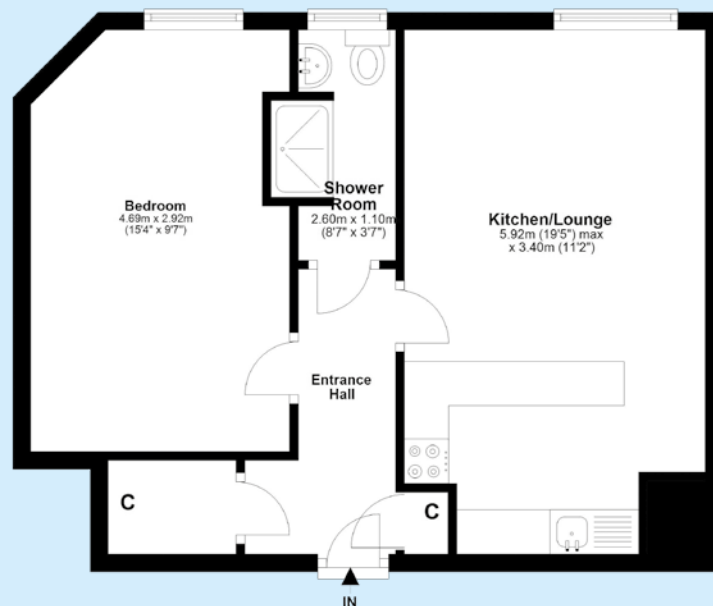
The accommodation includes an entrance hallway with shelved cupboard along with a further deep storage cupboard with space for freezer. The good sized lounge and kitchen are on open plan with window to the front and there is a shelved alcove in the lounge area. The kitchen is fitted with modern base and wall units with cooker, fridge and washing machine to remain. There is a spacious double bedroom and a well-appointed shower room, both with front facing windows.

Early internal viewing of this lively flat is essential.

Area Description

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.





Accommodation

Lounge/Kitchen:	5.92m x 3.4m	(19'5" x 11'2")
Bedroom:	4.67m x 2.92m	(15'4" x 9'7")
Shower Room:	2.62m x 1.1m	(8'7" x 3'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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