



48/1 Milton Street,  
Edinburgh, EH8 8HD



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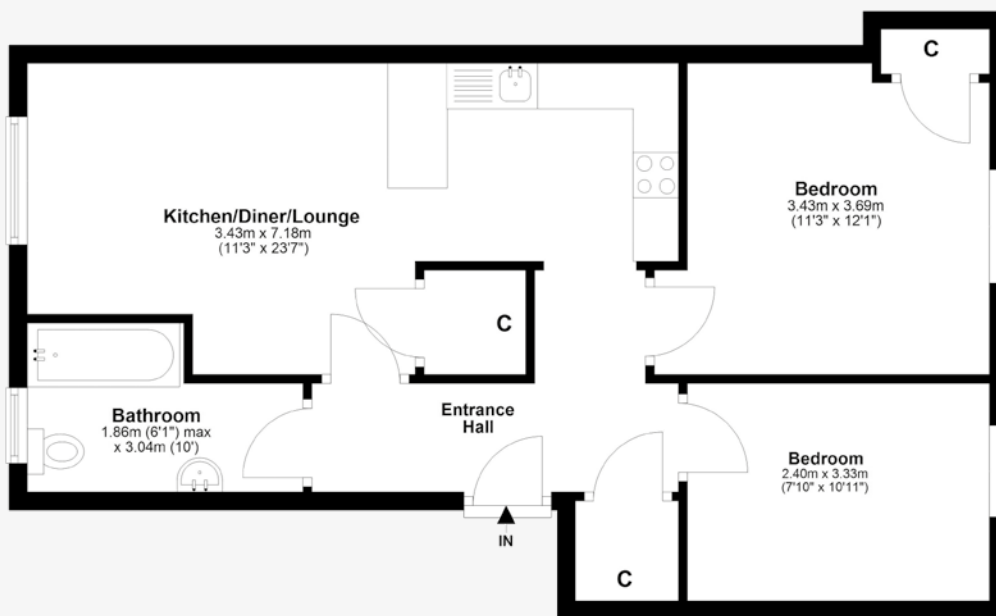
Located within the sought after Abbeyhill area of Edinburgh, a stone's throw to Holyrood Park and Arthurs Seat, is this newly upgraded ground floor flat. Offering bright, well-proportioned accommodation ideal for the first time buyer the building is secured by an entry system and has a garden to the rear. The flat has double glazed windows and gas central heating.

The accommodation includes an entrance hallway with storage cupboard. The good sized lounge and kitchen are on open plan with window to the rear. The kitchen is fitted with modern base and wall units with breakfast bar and the oven, hob, fridge/freezer and washing machine shall remain. There are two double bedrooms located to the front and a newly installed bathroom with three piece white suite, shower over bath and window to rear.

Early internal viewing of this lovely flat is essential.

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: | 7.2m x 3.43m  | (23'7" x 11'3")  |
| Bedroom 1:        | 3.43m x 3.68m | (11'3" x 12'1")  |
| Bedroom 2:        | 3.33m x 2.4m  | (10'11" x 7'10") |
| Bathroom:         | 3.05m x 1.85m | (10' x 6'1")     |

## 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.**

For more information or to register your interest, please contact:

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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**Aberdein Considine**