



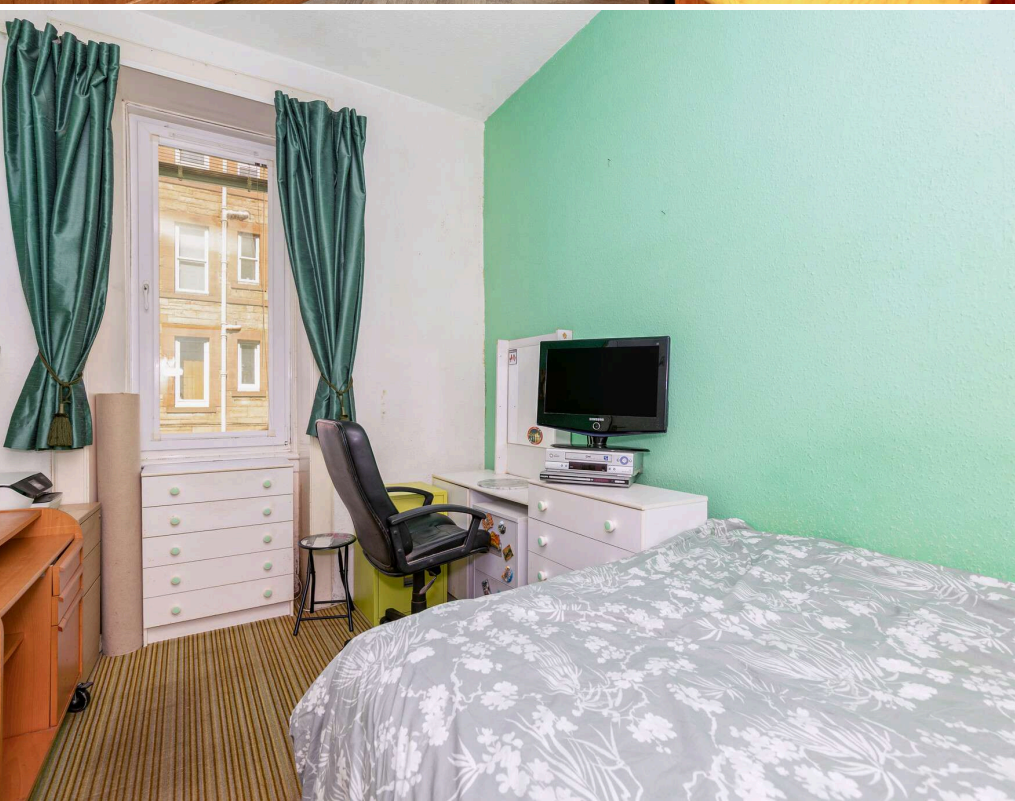
27 (1f3) Milton Street, Edinburgh, EH8 8HA



Welcome

Welcome to Milton Street, an excellent opportunity to acquire a one bedroom first floor flat, forming part of a traditional tenement building in the popular Abbotside area of Edinburgh, close to many local amenities and swift transport links. The property is sold as seen and would benefit from a degree of upgrading and modernisation, offering an ideal opportunity for a purchaser to create a home to their own taste and specification. An early viewing appointment is highly recommended.

- Entrance hallway
- Living/dining/kitchen
- Double bedroom
- Shower room
- Separate WC and wash hand basin
- Double glazing
- Permit and metered parking available
- Shared rear garden



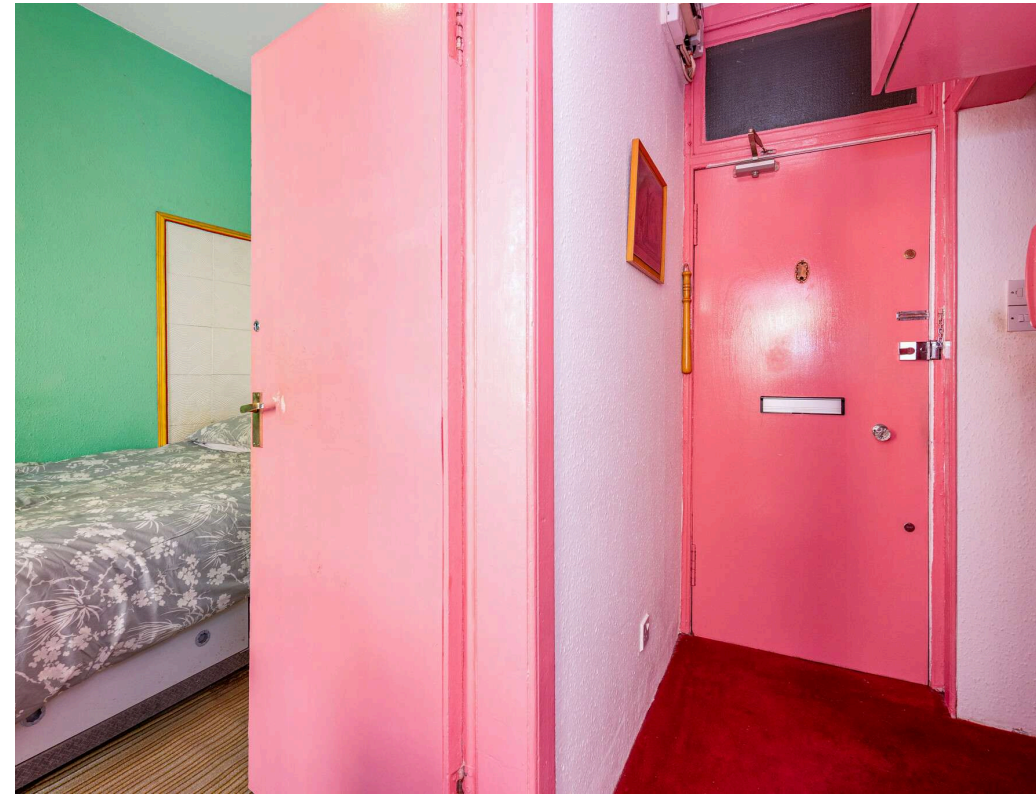


Abbeyhill

Abbeyhill is a popular and well-connected area of Edinburgh, situated just east of the city centre and within easy reach of the historic Royal Mile and Holyrood Park. The area offers an excellent range of local amenities, including independent cafés, restaurants, bars, convenience stores and everyday shopping, with the nearby Meadowbank area providing further retail and leisure facilities. Residents benefit from excellent access to the city centre, with regular bus services operating along Abbeyhill and surrounding streets, while Waverley railway station is also within easy reach. The area is particularly appealing to professionals and first-time buyers, offering a vibrant urban lifestyle combined with convenient access to green spaces, including Holyrood Park and Arthur's Seat. With its attractive mix of traditional tenement properties, excellent amenities and proximity to Edinburgh's historic centre, Abbeyhill remains a sought-after location for both homeowners and investors.

Extras

The property is being sold as seen. Any fitted floor coverings, light fittings and integrated appliances, where present, are included in the sale. No warranties or guarantees will be provided in respect of any items included.



Get in touch

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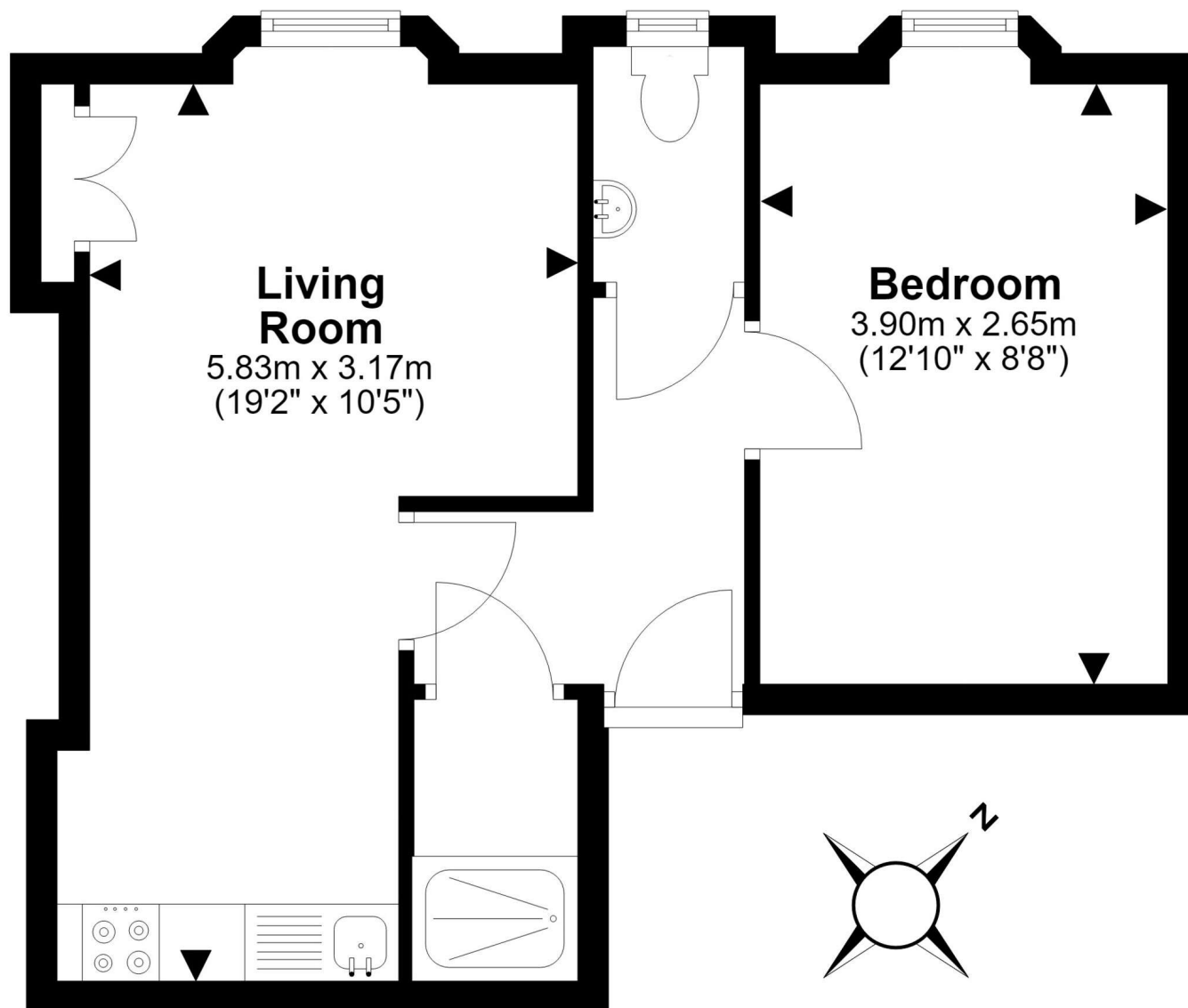
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.

For details of the internal floor area, please refer to the Home Report.