

19/11 Milton Street
Abbeyhill, EH8 8HA

Deans
Solicitors & Estate Agents LLP





# THIRD FLOOR FLAT

- Lounge
- Open Plan Kitchen
- Double Bedroom
- Shower Room
- Separate WC Apartment
- Gas Central Heating & Double Glazing
- On Street Permit & Pay Meter Parking
- EPC Rating - C



Situated on the edge of Arthur's Seat and quietly positioned within a no-through street, this lovely and well-presented top (third) floor flat forms part of a traditional tenement within the highly desirable location of Abbeyhill. Excellent amenities are available at Meadowbank Retail Park, which is a short walk from the property, with the City Centre being easily accessible. The property is also enviably located close to many iconic landmarks, including Holyrood Palace, the Royal Mile and the Scottish Parliament. An ideal purchase for the first-time buyer, the accommodation, which is in move-in condition, comprises a secure entry phone system, welcoming hallway, light and airy lounge featuring beautiful real oak hardwood flooring and open plan to the recently installed modern kitchen, good-sized double bedroom with two recessed windows providing excellent natural light, shower room with power shower and separate WC. Further benefits include newly installed energy-efficient UPVC double-glazed windows, gas central heating and on-street permit and pay meter parking. Included in the sale are all fitted floor coverings, washing machine, new fridge-freezer, oven, hob, hood, curtains, sofa, TV- unit, lamp and side table. All appliances included in the sale are sold as seen with no warranty provided.



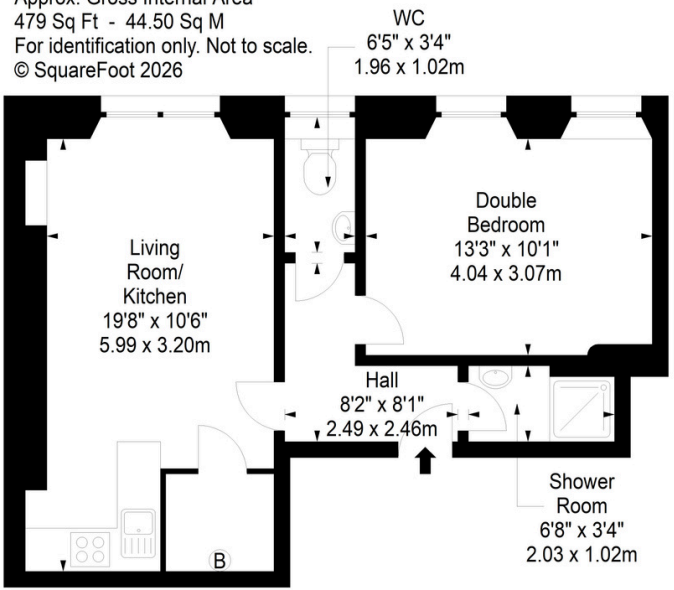




**Milton Street,**
**Edinburgh,**
**Midlothian, EH8 8HA**

SquareFoot

Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
For identification only. Not to scale.
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Third Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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