



## Pf1, 23 Milton Street, Abbeyhill, Edinburgh, EH8 8HA

Light & Well Presented, One Bedroom, Ground Floor Flat

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# Property Description

Light and well presented, one-bedroom, front-set, ground-floor flat, set in a traditional stone-built tenement, located on a quiet side street in the popular Abbeyhill area, to the east of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, double bedroom, and shower room.

Freshly decorated, ready-to-move-in, features include uPVC double-glazed windows, electric heating, a fitted kitchen with appliances, TV and telephone points and a secure entry system. Externally, there is a beautifully maintained shared garden to the rear, with ample unrestricted on-street parking to the front and in the surrounding areas.

Access is gained to the flat via the entrance hall which has carpeted flooring, three storage cupboards and the secure entry handset. The bright and well-proportioned living room, which is set to the front of the property, features carpeted flooring, pendant lighting, space for lounge furniture, and a recessed window which offers plentiful natural light.

Set off the living room, the kitchen is fitted with contemporary wall and base units, stone effect worktops and a stainless steel sink. Appliances include an integrated gas hob and electric oven, with a freestanding fridge/freezer and washing machine.

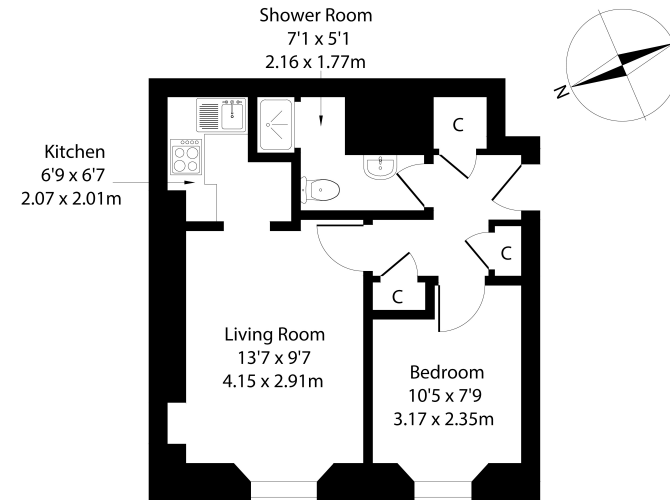
The double bedroom has a recessed window, carpeted flooring and space for freestanding bedroom furniture, whilst the shower room is fitted with a traditional-style two-piece suite with an electric shower.

A 360 Virtual Tour is available online.

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## PF1 23 Milton Street Edinburgh EH8 8HA

Approximate Gross Internal Area: (377 sq ft - 35 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Abbeyhill lies east of the city centre with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience, specialist shopping and delicatessens, as well as including the Meadowbank Shopping Park with a Sainsbury's superstore. Highly frequent bus services are available from London Road, whilst Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are all

foot. The east end of the city centre is also close by, including the Omni Centre with bars, restaurants, a fitness centre, and multi-screen cinema and the newly built St James Quarter; whilst Meadowbank Sports Centre offers state-of-the-art indoor and outdoor sporting facilities. Nearby Lochend Park, Calton Hill, Holyrood Park and Arthur's Seat offer vast open green spaces for walks and recreation.





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