

34/5 Milton Street

ABBEYHILL, EDINBURGH, EH8 8HD



McEwan Fraser is delighted to present this two-bedroom second-floor tenement flat to the market



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THE LIVING ROOM



The property boasts a separate kitchen, generous living room, large double bedroom, second single bedroom which would make a perfect home office, and a partially tiled bathroom.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE BATHROOM & HALLWAY

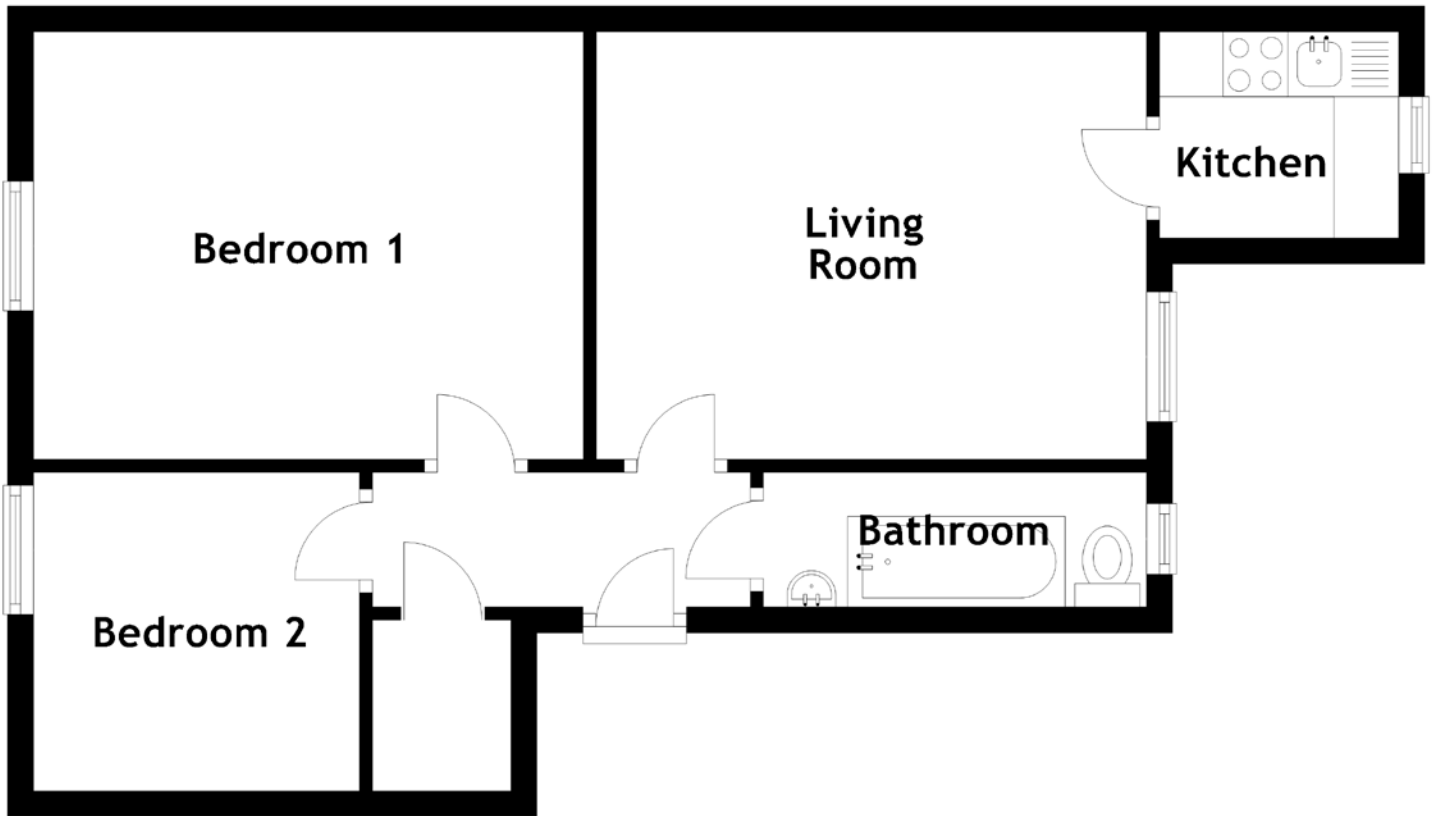


Further benefits include double glazing and a communal garden. Internally, the property requires a degree of modernisation making this an excellent opportunity for a buyer who is keen to make their mark on their new home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

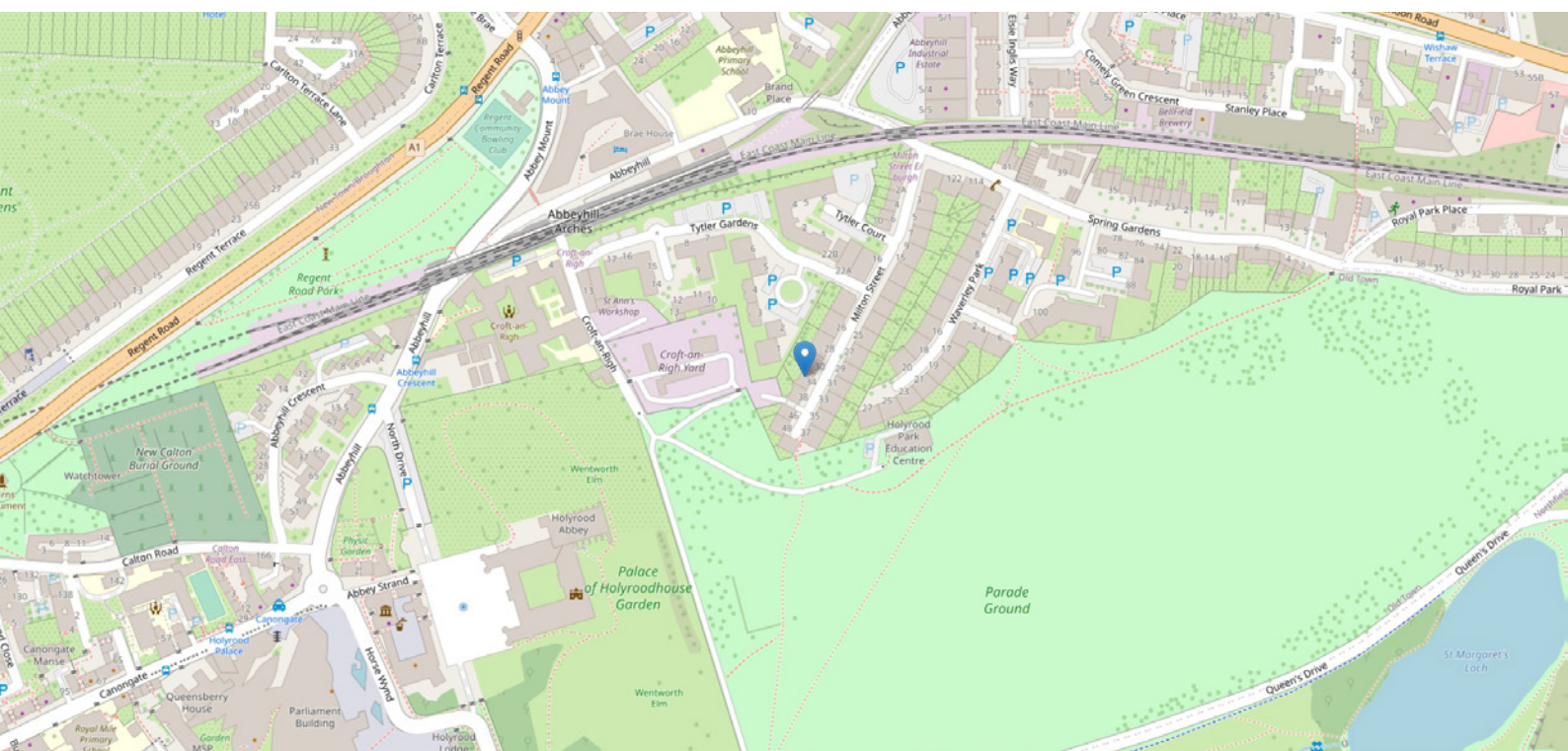


Approximate Dimensions (Taken from the widest point)

Living Room	4.25m (13'11") x 3.30m (10'10")
Kitchen	1.85m (6'1") x 1.59m (5'3")
Bedroom 2	2.52m (8'3") x 2.46m (8'1")

Bedroom 1	4.25m (13'11") x 3.30m (10'10")
Bathroom	2.96m (9'9") x 1.04m (3'5")

Gross internal floor area (m²): 42m²
EPC Rating: D



THE LOCATION

Abbeyhill lies just to the east of the city centre, close to the vast open space of Holyrood Park. The location enjoys easy access to Princes Street, George Street and the St James Centre, a world-class retail and leisure centre. Nearby St Andrews Square is home to some of the best restaurants in the city, such as The Ivy on the Square, Gaucho and Dishoom. Alternatively, you could head to the trendy Shore area of Leith for a wide variety of bars and eateries, including two Michelin starred restaurants.





For leisure pursuits, Abbeyhill is located in close proximity to the Omni Centre which hosts a Nuffield Health Centre, Vue Cinema, and high street restaurants, as well as being only a short distance from the beautiful green spaces of Holyrood Park and Arthur's Seat.

Further facilities can be found at Meadowbank Retail Park which houses a Sainsbury's supermarket and more. Comely Green Place is within walking distance of Waverley Train Station and The University of Edinburgh. Local schooling is available at Abbeyhill Primary School, and there are also nearby private schools such as Edinburgh Academy, George Heriots and Fettes College.

There are regular bus service leading to the City Centre as well as access to the A1 a short drive away connecting East and West of the city with links to the main motorways and Edinburgh International Airport.



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