

31/2 Milton Street

ABBEYHILL, EDINBURGH, EH8 8HB



SUPERB GROUND-FLOOR STUDIO FLAT



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McEwan Fraser is delighted to present this superb ground-floor studio flat situated in a quiet cul-de-sac with direct foot access into Holyrood Park. The property is presented in excellent condition and benefits from gas central heating, double glazing, a superb communal garden making it an ideal first-time buy or sound buy-to-let investment.

Internal accommodation is focused on a generous studio bedroom with a rare floating bed that makes use of the superb ceiling height to rise up and create a wonderfully functional living space. Exposed wooden floorboards, neutral décor, and excellent proportions will give a new owner plenty of flexibility to create their ideal living space. The property also enjoys a generous separate kitchen which has been refitted to an exacting standard. The accommodation is completed by an excellent shower room.

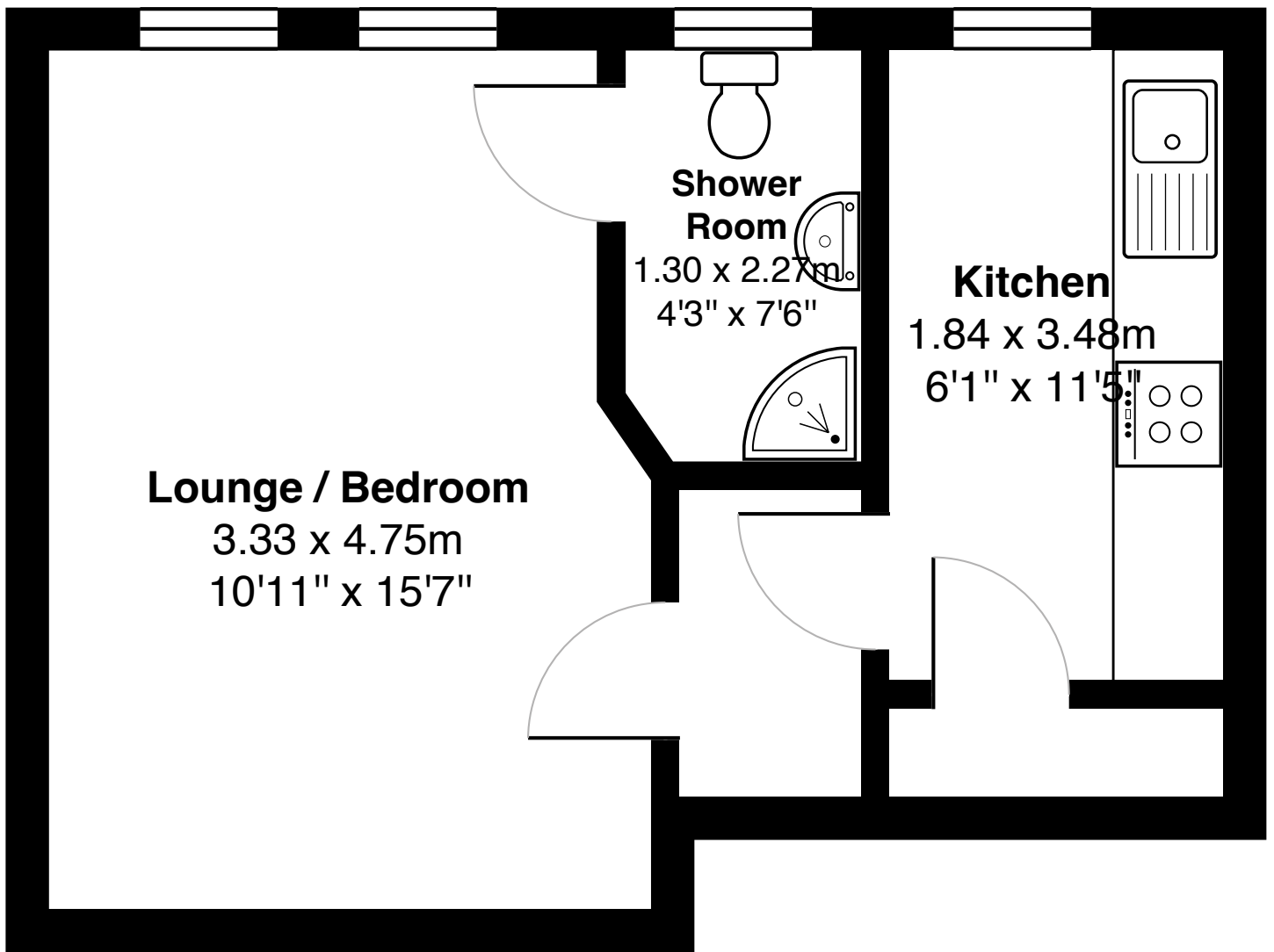
This is a charming flat makes use of clever storage areas, utilising the space well. Internal viewing will be essential to fully appreciate the quality on offer within.











Gross internal floor area (m²): 30m²

EPC Rating: C

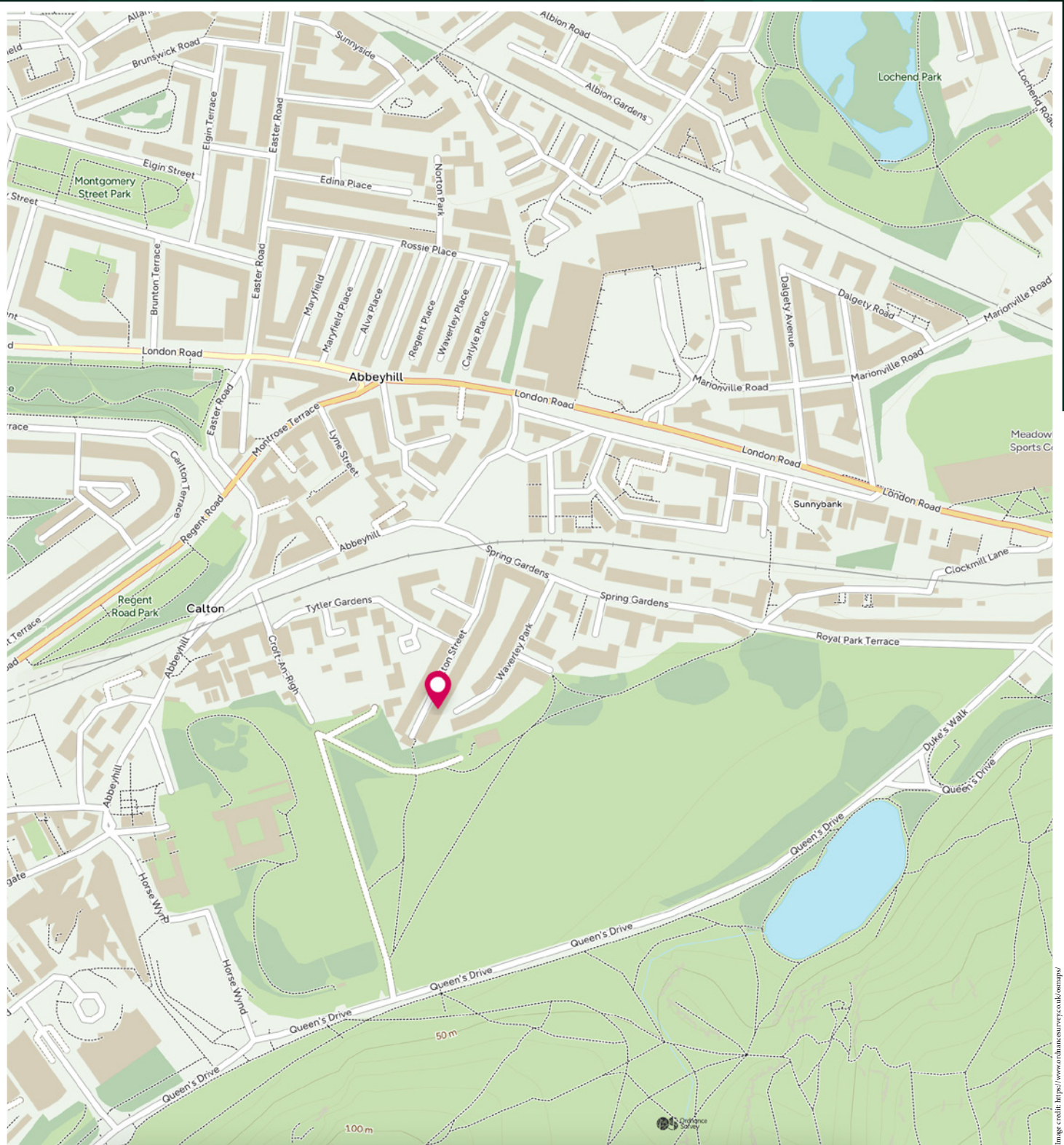




Abbeyhill lies just to the east of the city centre, close to the vast open space of Holyrood Park. The location enjoys easy access to Princes Street, George Street and the St James Centre, a world-class retail and leisure centre. Nearby St Andrews Square is home to some of the best restaurants in the 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. Milton Street 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.



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