



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**21/10 Milton Street**

ABBAYHILL, EDINBURGH, EH8 8HA



# ABBNEYHILL

*Edinburgh, EH8 8HA*

Abbneyhill is a popular residential district lying to the east of Edinburgh's bustling city centre. It takes its name from the historic ruined Abbey at Holyrood Palace and is situated between the Palace itself, Waverley Station and London Road.

As a central area in the city, Abbneyhill is comprised mainly of stone-built tenement properties dating from around the 1890s. The area is primarily residential, not a major retail or commercial area, and is within the easiest possible reach of the city centre, combining accessibility with the quiet feel of a suburb.

Using one of the frequent bus services that pass through Abbneyhill, the city centre is just a short journey away, no more than seven or eight minutes. In fact, for the energetic, many parts of the city centre are just a short walk away.

Although quiet, Abbneyhill has all the necessary local amenities such as local shops, banking, building society and Post Office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Abbneyhill all your daily needs are also within walking distance.





# 21/10 MILTON STREET

*Abbeyhill*

The property comprises of an attractive, generously proportioned, top floor apartment which forms part of a tenement building in the popular area of Abbeyhill. You will find Arthur's Seat quite literally on your doorstep and Edinburgh's Royal Mile within 5 minutes' walk.

The property is presented to the market in excellent decorative order. The accommodation briefly consists of an entrance hallway benefiting from ample storage space. The large and bright kitchen/lounge which has an array of integrated and freestanding appliances makes for a comfortable cooking space and the living room is spacious and bright with high ceilings and additional space

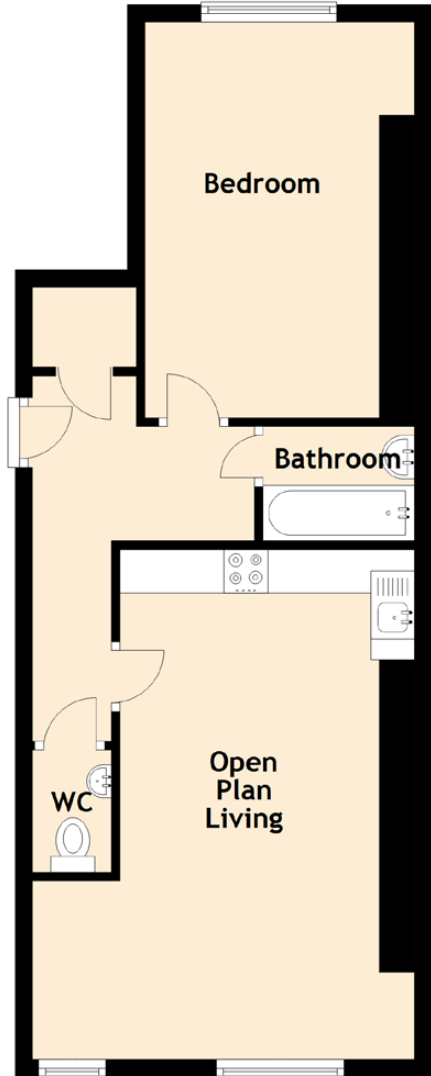
for a home office. The property has one double bedroom which is spacious and bright whilst hardly being overlooked due to the positioning within the street. The property also has a tiled bathroom with shower overhead, which maximises the space on offer. The WC is separate and is also located from the hallway.

The property benefits from ample free parking directly outside the building and a shared garden. In summary, it is anticipated that this home will prove to be of particular interest to a city professional, first-time buyer or Buy-To-Let investor. Early-bird viewing for this property comes highly recommended.



KITCHEN  
& LOUNGE

BEDROOM & BATHROOM



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.84m (19'2") x 1.00m (3'3")
Bedroom	4.53m (14'10") x 2.85m (9'4")
Bathroom	1.73m (5'8") x 1.31m (4'4")
WC	1.40m (4'7") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>  
EPC Rating: D



LOCAL AMENITIES



VIEWS



CITY PROPERTY



BUS LINKS



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