



18/2 HENDERSON TERRACE

Ardmillan, Edinburgh, EH11 2JY



1

Public Room



2

Bedrooms



1

Bathroom



18/2 HENDERSON TERRACE

This ground-floor flat in Ardmillan forms part of a handsome, traditional building and offers a large open-plan kitchen, living, and dining room, two double bedrooms, and a bathroom, as well as a home office space off the hallway, all presented with contemporary fixtures and fittings and modern décor. The flat is accompanied by direct access to a shared rear garden via patio doors, and on-street permit parking.

The immediate area offers excellent amenities such as shops, schools (the catchment primary and secondary schools are both within easy walking distance), direct bus and transport links to Edinburgh centre, green space, and Fountain Park, which is home to fitness and leisure facilities and a selection of eateries. Additionally, the flat is a 20-minute walk to Haymarket Railway Station.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Traditional ground-floor flat in Ardmillan
- Attractive, modern interiors and solid wood flooring
- Secure shared entrance with buzzer entry
- Hallway with home office space
- Open-plan living area with modern kitchen and living/dining space
- Two double bedrooms with built-in wardrobes/storage
- Contemporary bathroom with shower-over-bath
- Feature gas stove with working flue/chimney
- Shared rear garden
- Controlled on-street parking (Zone S4)
- Period working shutters in the kitchen and Bedroom 2





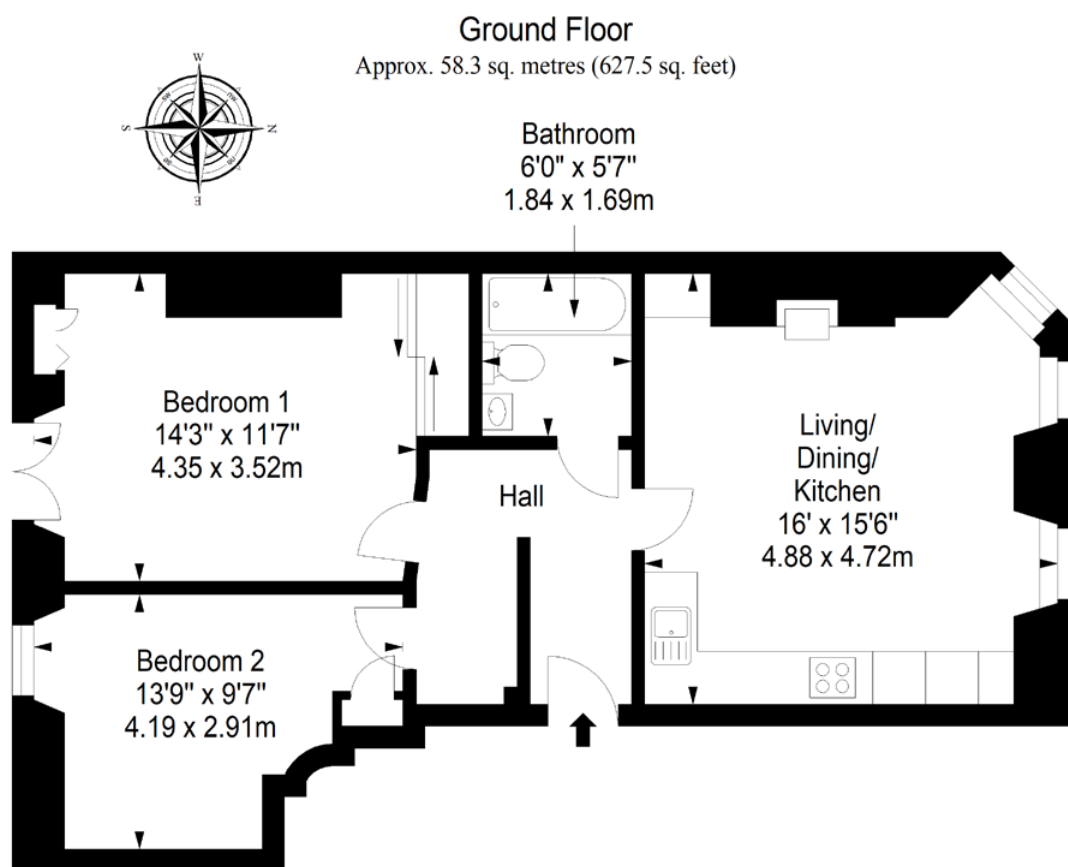


Extras: The sale includes integrated kitchen appliances, comprising a washing machine, dishwasher, microwave, oven, and fridge/freezer. Please note, no warranties or guarantees shall be provided for the appliances.



ARDMILLAN

Forming part of larger Dalry, Ardmillan is a vibrant and historic residential area set approximately two miles southwest of the city centre. Residents enjoy a fantastic range of local services and amenities right on their doorstep – including various shops, supermarkets, cafes, bars, and pubs – in Dalry and in the neighbouring areas of Gorgie, Polwarth, and Slateford. Beautiful Harrison Park is just a few minutes' walk away and offers a seven-hectare community green space with sports pitches, play areas, and mature gardens. The Union Canal runs alongside the park and its towpath provides a safe walking and cycling route into the city centre. The area boasts diverse sport and fitness facilities, including restored Victorian swimming baths in Dalry and a gym at Fountain Park, which is a leisure and entertainment hub also home to a cinema complex, a bowling alley, and a selection of bars and restaurants. Whilst within easy walking distance of the West End, Ardmillan is served by excellent public transport for 24-hour travel across the city, as well as national rail and tram links from nearby Haymarket station.



Total area: approx. 58.3 sq. metres (627.5 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.