

**9 1F2 Ardmillan Place
Edinburgh EH12JU**

Offers Over £210,000

- Living/dining room featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two generous double bedrooms
- Bathroom fitted with two-piece suite
- W.C
- Gas central heating and double glazing throughout
- Communal garden
- On-street parking

Council Tax Band: C
Tenure: Freehold



First Floor Flat

This superb two-bedroom flat is offered to the market in turn-key condition and is sure to attract strong interest. Ideally suited to a first-time buyer, this charming property combines modern convenience with thoughtful features – early viewing is highly recommended to avoid disappointment.

The welcoming living/dining room is a bright and versatile space, complete with a decorative fireplace and a built-in window seat providing both character and practical storage. The well-presented kitchen is fitted with a range of wall and base units, a gas hob, electric oven, and comes with white goods included in the sale – perfect for moving straight in. The property offers a generous double bedroom and second well proportioned bedroom, while the bathroom benefits from an electric shower over the bath and a separate W.C. Additional features include new gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, there is a communal garden to the rear and on-street permit parking available.

Ardmillan is located just to the west of the city centre which can be accessed via a frequent bus service. There is also a bus service direct to the International Airport and Haymarket is within walking distance for those that need to travel further afield for work or holidays. Shopping locally includes a vast variety of different options with a Sainsbury's local, Lidl and Aldi stores, a Sainsbury's superstore in Westfield plus the Edinburgh West Retail Park and a 24hr ASDA. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex, the Dalry Swim Centre plus a host of popular cafes, bars and restaurants for evening entertainment and date nights.

Viewing by appointment on 0131 337 1800

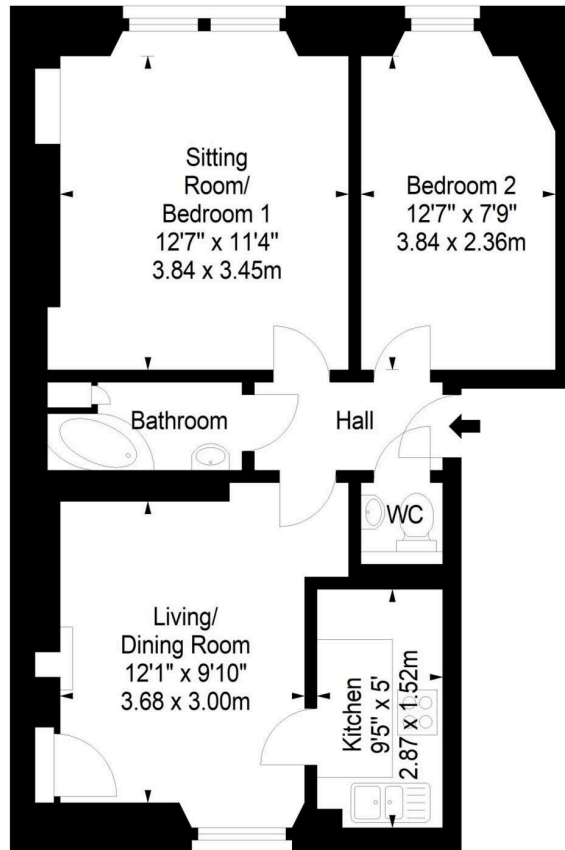
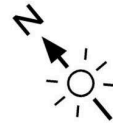




**Ardmillan Place,
Edinburgh,
Midlothian, EH11 2JU**



Approx. Gross Internal Area
543 Sq Ft - 50.44 Sq M
For identification only. Not to scale.
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First Floor



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