



73/16 Angle Park Terrace  
ARDMILLAN | EDINBURGH | EH11 2JP

  
**warners**  
solicitors & estate agents



## 73/16 Angle Park Terrace, Ardmillan

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Bright top floor flat forming part of a traditional tenement, located in the very popular Edinburgh area of Ardmillan. The flat is ideally located for local amenities, including both Napier and Edinburgh Universities. The property offers good sized accommodation and comprises :-

- Bright top floor flat
- Welcoming hall with large storage cupboard
- Living room with storage/display press and recessed dining area
- Galley kitchen with integrated gas hob and electric oven
- Spacious double bedroom quietly situated to the rear with bespoke storage
- Modern bathroom with mains shower over bath, and storage
- UPVC sash & case double glazing
- Gas central heating
- Well kept and South facing communal rear garden
- Permit parking

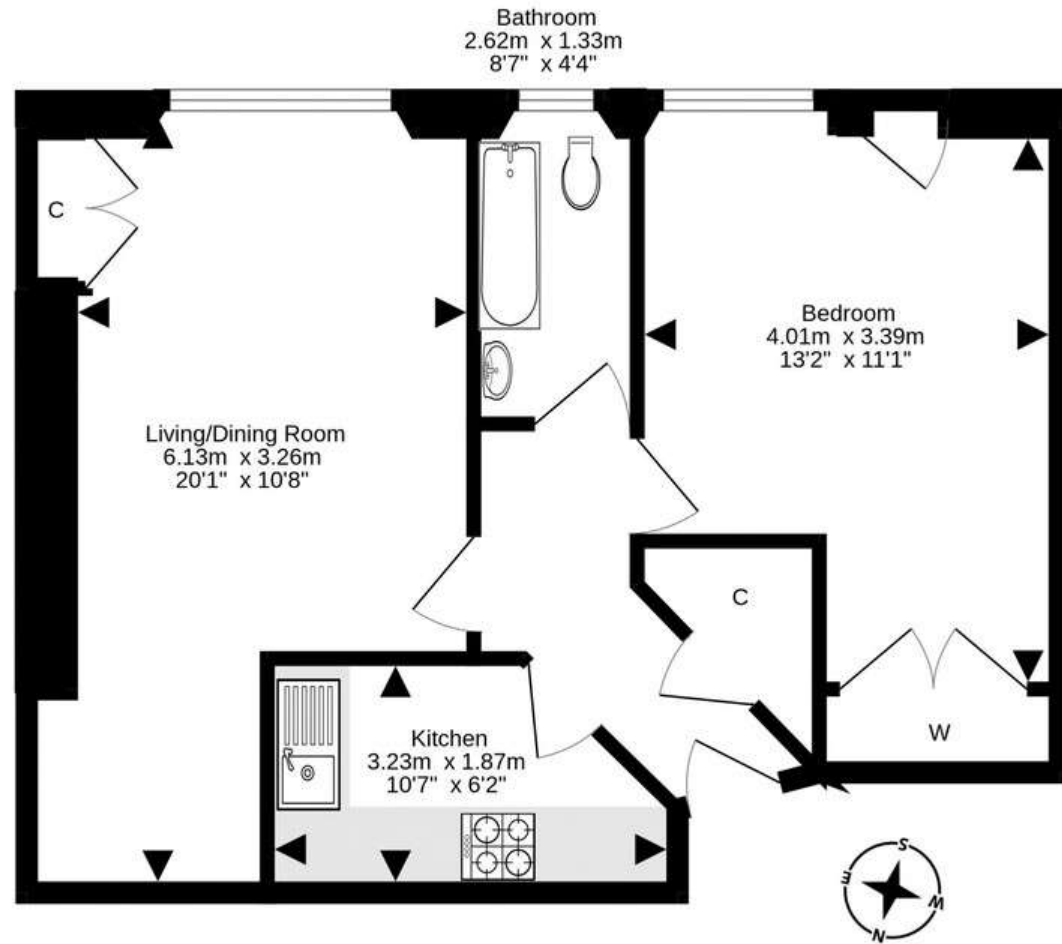
Included in the sale will be the blinds, sofa, cooker, fridge and freezer. EPC Rating Band D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Ardmillan is a most popular area located close to Dalry, Gorgie and Polwarth. A great choice of amenities are close at hand, with a local corner shop across the road and a Sainsbury's Local nearby. Larger supermarkets including a Sainsbury's on Westfield Road, a Lidl on Dalry Road and a large Asda store off Chesser Avenue, while banking and post office services are also nearby. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. The property is also close to Harrison Park and the Union Canal walkways. The location is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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