

Jardine Phillips
Solicitors • Estate Agents

ARDMILLAN

16 ARDMILLAN TERRACE,
EH11 2JW



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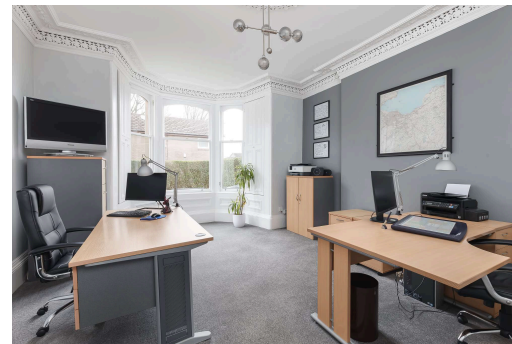


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EPC RATING: D

OFFERS OVER £785,000





EXCEPTIONAL FOUR BEDROOM THREE STOREY TERRACED VILLA WITH SUNNY GARDENS & EXPANSIVE GARAGE/GAMES ROOM

This impeccably presented property has been well maintained & updated over the years and would make an extraordinary family home with its wealth of period features married with contemporary fixtures & fittings. There are spacious entertaining spaces including a kitchen/diner, ground floor sitting room (currently used as an office) and first floor drawing room with study off. Added to this is a grand principal bedroom with stylish ensuite, three further double bedrooms and a modern family bathroom. The property also has a downstairs wc, utility room, a sunny landscaped rear garden & gargantuan garage/games room. There are amazing amenities and well-regarded schools close by and great transport links into the city centre, making this a perfect property for a young family.

AREA

Ardmillan is a well loved residential area to the south west of the city with a thriving community, excellent local shopping, sporting & leisure facilities, and great links to the city centre, the airport, Haymarket & Waverley railway stations and the motorway network. There is also an ever-expanding network of dedicated cycle paths & cycle friendly routes nearby, together with access to the Union Canal and Harrison Park. For local shopping, Sainsbury's, Aldi, Lidl and Co-op are all within a 10 minute walk and there are a range of smaller shops, coffee shops, bars & restaurants in nearby Gorgie, Dalry & Bruntsfield. Fountainpark is a great entertainment hub, with a range of facilities including an lmax cinema, gym, bowling alley, casino and a range of restaurants & bars. There are good bus links into the West End and the city centre where you will find a wealth of retail outlets and leisure facilities. There are also

a number of golf courses in the vicinity, together with Tynecastle and Murrayfield Stadiums. The property is in the catchment for Dalry & St Cuthbert's RC Primary Schools and Tynecastle & St Augustine's RC High Schools, and George Watson's is a short walk away.

EXTRAS

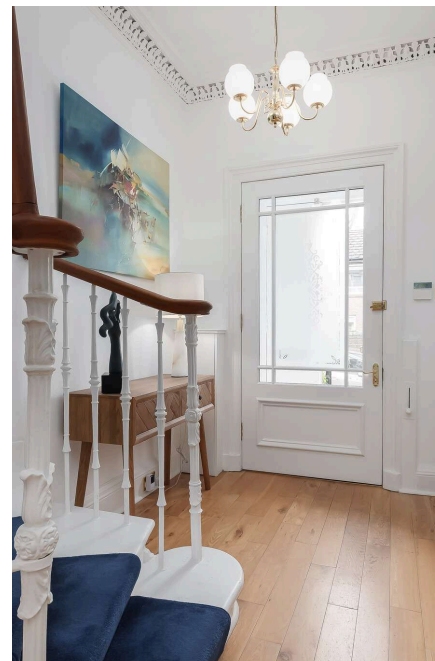
The blinds/curtains, light fittings, five burner gas hob, double ovens, cooker hood, dishwasher, integrated fridge freezer, drinks fridge, washing machine and tumble dryer are included in the sale.

GENERAL

Previous damp proofing works to the rear with 30 year guarantee & Upgraded roof coverings & insulation

HOME REPORT VALUATION

£800,000





PROPERTY DESCRIPTION

- Vestibule leading to open hallway with understairs storage and a grand staircase to the upper levels
- Ground floor bay windowed sitting room (currently used as a home office)
- Stunning kitchen/dining room with wide array of fitted units, feature lighting, an island with breakfast bar for casual dining and a formal dining area with door to the garden
- Handy utility room with further units & appliances and access to the garden
- Downstairs wc with built-in vanity sink unit
- Impressive first floor bay windowed drawing room with working fireplace with wooden surround
- Study off the drawing room – ideal for working from home
- Grand twin windowed principal bedroom with excellent fitted storage
- Stylish, fully tiled ensuite shower room with walk-in shower and wall hung sink & wc
- Three further double bedrooms
- Large family bathroom with unique suite comprising bath with shower over, sink, wc & heated towel rail
- Gas central heating from boiler (updated in 2014) located at attic floor level together with a hot water storage cylinder, together with electric under floor heating in the ensuite, kitchen/diner and utility room
- Predominantly timber-framed double glazed windows
- A wealth of period features including superb corning, ceiling roses, fireplaces, high ceilings, a handsome staircase & panelled doors
- Sunny landscaped rear garden with paved areas for relaxing & dining, raised beds, borders, trees & shrubs and a shed
- Huge garage with electrically operated door, power & light and space to park numerous cars
- Fun games room with electric heating & storage area – a fabulous space for entertaining
- Residents' permit & metered parking in the street

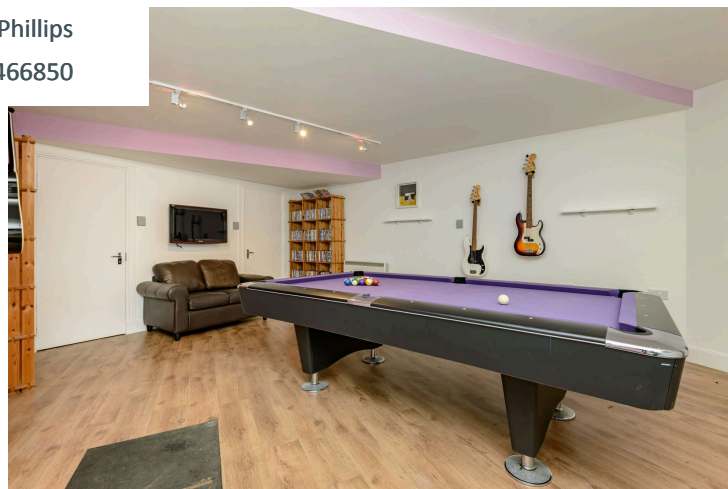
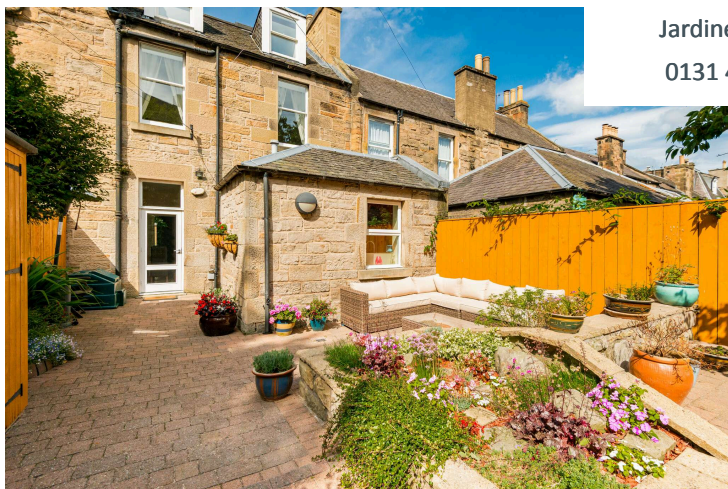


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



Sitting room/office - 20'1 x 13'11 (6.12 x 4.24m)

Kitchen/dining room - 20'3 x 11'10 (6.17 x 3.61m)

Drawing room - 20'3 x 14' (6.17 x 4.27m)

Study - 10'5 x 6'11 (3.17 x 2.11m)

Bedroom 1 - 17'11 x 12' (5.46 x 3.66m)

Bedroom 2 - 12'9 x 10' (3.89 x 3.05m)

Bedroom 3 - 11'1 x 11'1 (3.38 x 3.38m)

Bedroom 4 - 9'9 x 9'8 (2.97 x 2.95m)

Garage - 39'1 x 13'5 (11.91 x 4.09m)

Games room - 19'9 x 14'11 (6.02 x 4.55m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.