



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

**wariners**  
solicitors & estate agents



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A particularly appealing, rear facing, one-bedroom top floor tenement flat, within a prime area and within close proximity to an excellent range of amenities in Dalry, Gorgie and Polwarth.

This property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area. The property comprises an entrance hall with secure entry system, pulley and storage cupboard, a living room with dining area, cupboard, boiler cupboard and attractive twin windows that let in an abundance of natural light. The separate and fully fitted kitchen currently comprises a gas hob, oven and fan, washing machine and fridge. There is also a well -proportioned bedroom with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a shared garden and permit parking.

- Quiet, rear facing location
- Entrance hall with storage
- Fully fitted kitchen
- Living room with dining area/study
- Bathroom with shower over the bath
- Well-proportioned bedroom
- Shared rear garden and permit parking

Extras included in the sale are the integrated fridge, oven, hob, cooker hood and washing machine.

Energy rating D. Council Tax Band B.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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 Chessier 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.



