

4 (flat 1) Angle Park Terrace, Ardmillan, Edinburgh, EH11 2JX



Description

Charming first floor flat forming part of a traditional tenement, located in a very popular and convenient residential area, close to an excellent range of amenities and within walking distance to the City Centre. This charming home is presented to the market in beautiful order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces and good transport links.

Features

- Charming 1-bed first floor flat with pleasant aspect
- Excellent variety of amenities on the doorstep
- Sympathetic modern interiors finished to a good standard throughout
- Elegant living room
- Well equipped kitchen (refitted in 2022) with solid wood worktop and offering room dining
- Generously proportioned double bedroom with large wardrobe
- Bathroom (installed 2025) consisting of a white suite with shower over bath
- Gas central heating (combi-boiler) and uPVC double glazed windows (installed in 2024)
- Large shared bike/storage cellar leading to communal garden
- Secure entry system
- Permit parking available

Extras

The blinds, most light fittings, oven, hob, dishwasher, Bosch washing machine, fridge/freezer and bedroom wardrobes are included.

EPC Rating: C

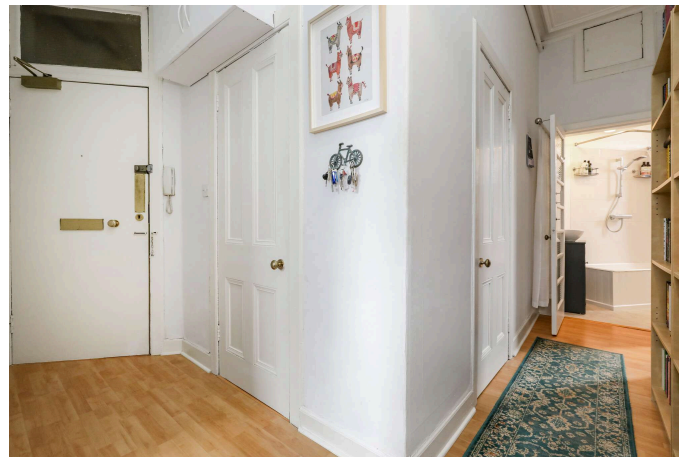


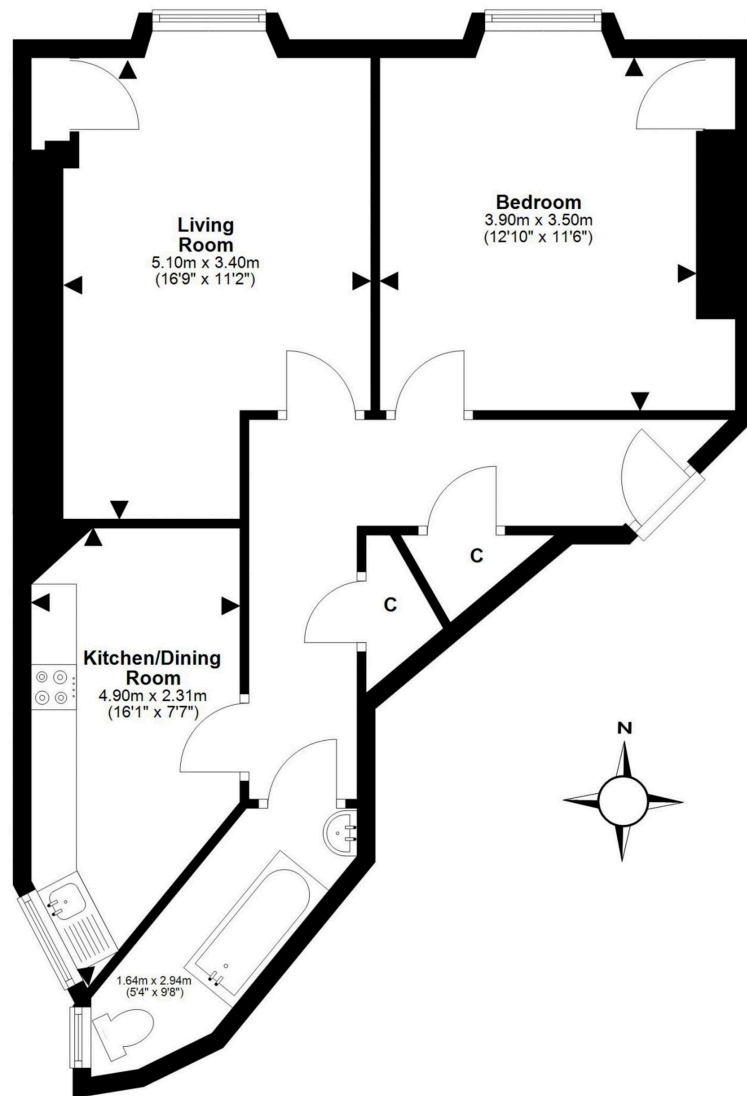
Location

Situated next to Gorgie and Dalry and within walking distance of Haymarket Station, the City Centre and Fountain Park, the popular residential area of Ardmillan attracts professionals, students and young families to this western part of Edinburgh. The area boasts a bustling amenities lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and services outlets. The area also offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 20 minutes' walk from Princes Street, Ardmillan also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service running between Newhaven and Edinburgh Airport.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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



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