



Offers Over  
**£195,000**

## 70/3 Angle Park Terrace

Ardmillan | Edinburgh | EH11 2JP

Charming first-floor one-bedroom tenement flat pleasantly positioned within the ever-popular Ardmillan area. With easy access to fantastic local amenities and excellent transport links, the property is ideally suited to first-time buyers, young professionals, and buy-to-let investors seeking a stylish city home.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



## Description

An inviting entrance hallway provides access to a useful tank cupboard housing the water heater. The lounge/diner is light and airy, featuring twin front-facing windows with cleverly designed under-window storage, a shelved Edinburgh press, an attractive gas fireplace, and a defined dining recess – creating a comfortable and characterful living space. The stunning fully fitted kitchen is finished to a high standard, boasting a range of integrated white goods, sleek stone effect Mistral worktops, partial panelling in splash areas, and mood-setting under-unit lighting. The bedroom is a good-sized double and benefits from a large walk-in closet offering a wealth of fitted storage provisions, as well as additional overhead cupboards, and a shelved Edinburgh press cupboard. Completing the accommodation is a well-kept shower room, fully tiled including underfloor heating, and fitted with a double shower cubicle.



Further benefits include double glazing and a secure door entry system.

## Gardens & Parking

Externally, residents enjoy access to a shared rear garden, with on-street permit and metered parking available for both residents and visitors within the area.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer, washing machine, and microwave, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.



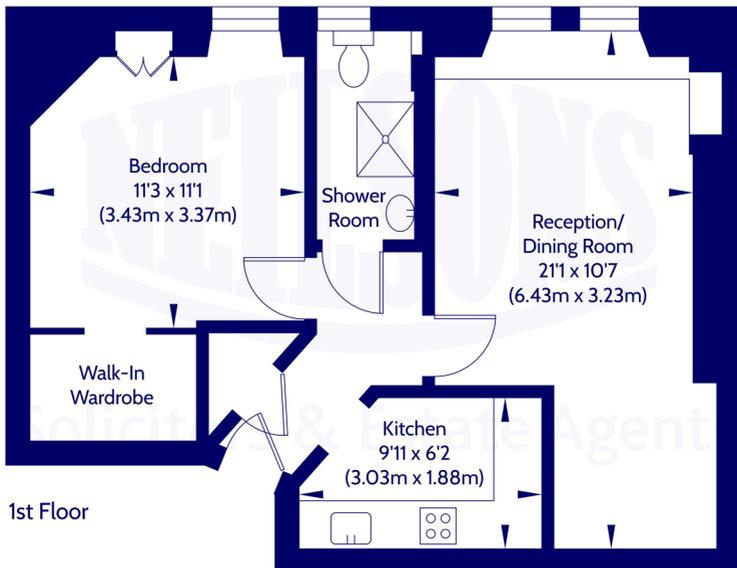


## Location

The sought after district of Ardmillan is convenient for access to the finest amenities of the City Centre with excellent local facilities on hand including doctors and dentist surgeries, with a vast range of shops and services within the nearby Dalry Road and Gorgie Road including supermarkets. A selection of recreational facilities are in close proximity including the Fountain Park leisure complex in nearby Polwarth with multi screen cinema, restaurants & bowling alley, with Edinburgh Quay providing a host of cosmopolitan bars and restaurants. The lovely open space of Harrison Park is just a short walk away as is the towpath of the Union Canal offering scenic walks and cycling opportunities. A frequent and effective public transport service operates to many parts of the City and surrounding areas.



Approx. Gross Internal Floor Area 50 Sq M / 540 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

🌐 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

