



28 (PF2) Angle Park Terrace,
ARDMILLAN | EDINBURGH | EH11 2JT

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Located on Angle Park Terrace, this impressive two bedroom ground floor and basement flat offers spacious and versatile accommodation close to Edinburgh City Centre.

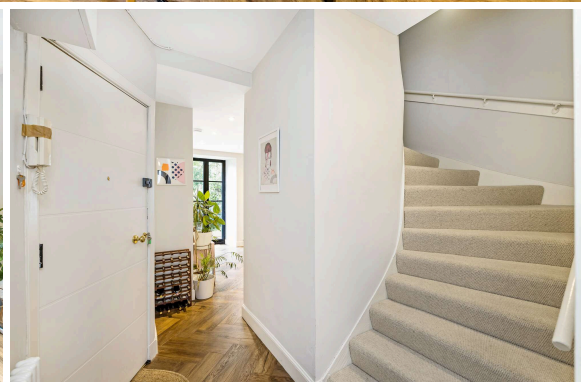
Accommodation comprises a welcoming entrance hallway which gives access to the two generous bedrooms with the master bedroom benefitting from built in storage. On the basement level there is a spacious living room, a stylish kitchen diner perfect for entertaining with floor mounted units and island adding to ample worktop space and also features patio doors giving direct access to the communal garden. The property is finished with a contemporary bathroom which features a two piece suite with underfloor heating and walk in shower cubicle.

- Two bedroom ground floor and basement flat
- Stylish open plan kitchen dining area
- Patio doors giving direct access to communal garden
- Excellent transport links
- Close to local amenities
- Gas central heating and double glazing

Council Tax: C , Energy Rating: C

Ad hoc garden and stair maintenance charges approx. £120 per year

Extras: Fixtures and fittings, curtains, blinds, oven, hob, fridge, dishwasher, and washing machine

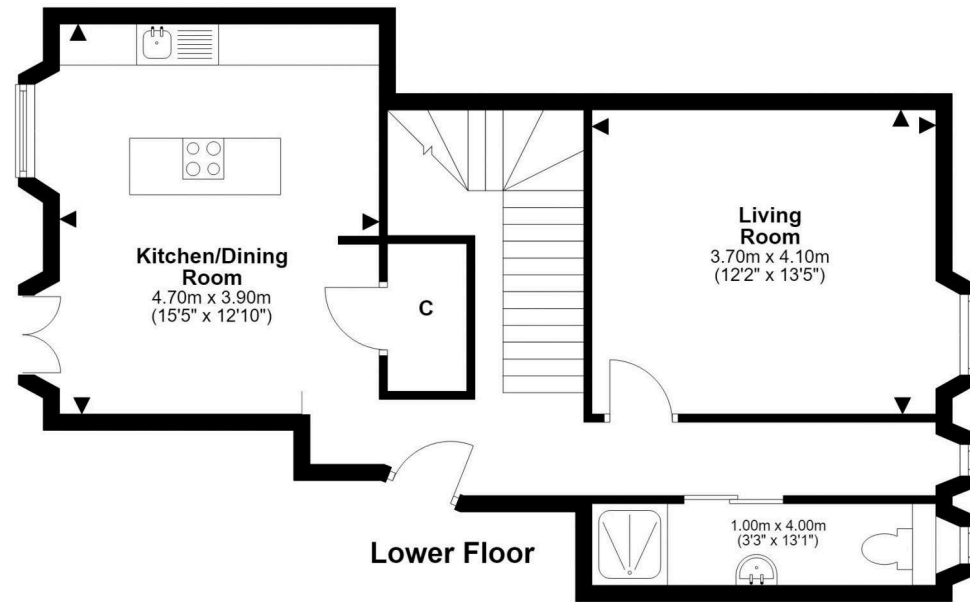
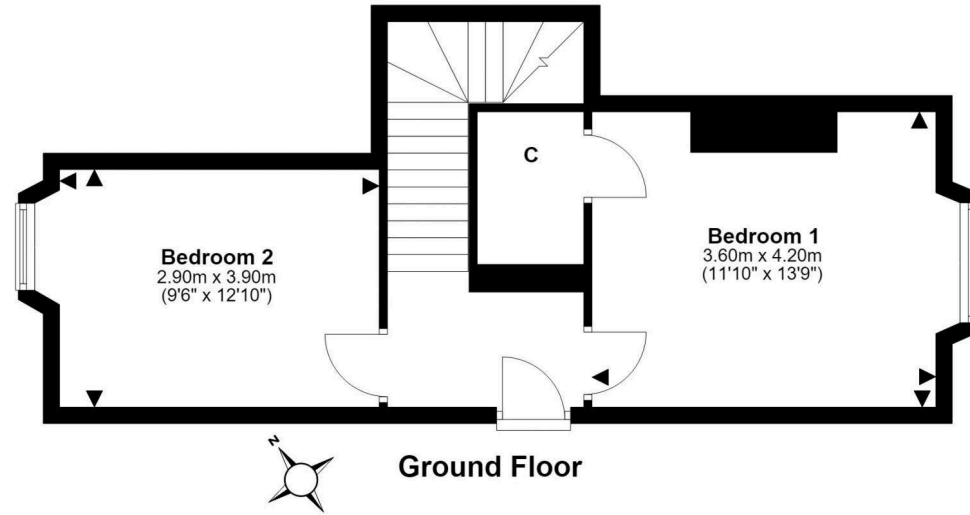
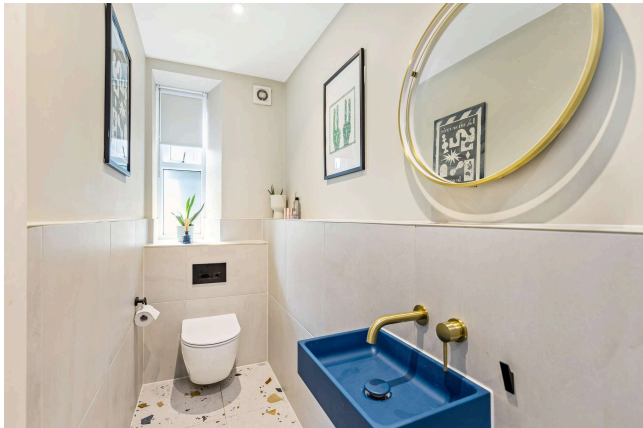


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Ardmillan is a most popular area located close to Dalry, Gorgie and Polwarth. A great choice of amenities are close at hand, with local shops and supermarkets including a Sainsbury's on Westfield Road, a Lidl on Dalry Road and a large Asda store off Chesser Avenue. 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.





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.