



Offers Over
£230,000

19/1 Ardmillan Terrace

Ardmillan | Edinburgh | EH11 2JW

Forming part of a traditional tenement in the popular Ardmillan area, this spacious two bedroom ground floor flat combines classic character with bright, well proportioned accommodation. The property retains charming period features and is ideally positioned close to excellent local amenities, transport links and green spaces, offering a comfortable and convenient city home.

-  2 bedrooms plus box room
-  1 public room
-  1 bathroom
-  Permit/meter parking
-  Communal garden
-  EPC rating – D
-  Council tax band- C



virtually staged by **HOMELii**

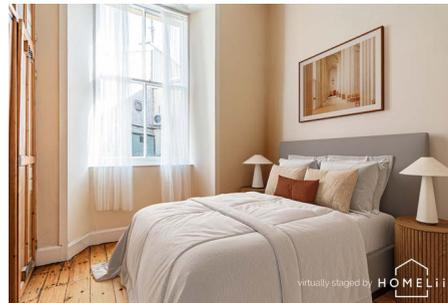
Description

The accommodation is accessed via a secure entryphone system and briefly comprises: welcoming hallway with two storage cupboards, bright and airy bay windowed lounge with decorative fireplace, cornice and ceiling rose, fitted kitchen with a range of wall and base units with marble worktops and granite floor tiles, two double bedrooms, a useful boxroom which would make an ideal home office, and a bathroom with a white suite, heated towel rail, and shower over the bath. The property further benefits from gas central heating, high ceilings and working shutters (with the exception of bedroom one).

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELii**



virtually staged by **HOMELii**

Extras

Included in the sale will be the electric oven and hob and washing machine.

Gardens and Parking

There is a well maintained communal garden and drying green to the rear of the building, and there is permit/meter parking outside.

Viewing

By appointment through Neilsons (0131 625 2222).



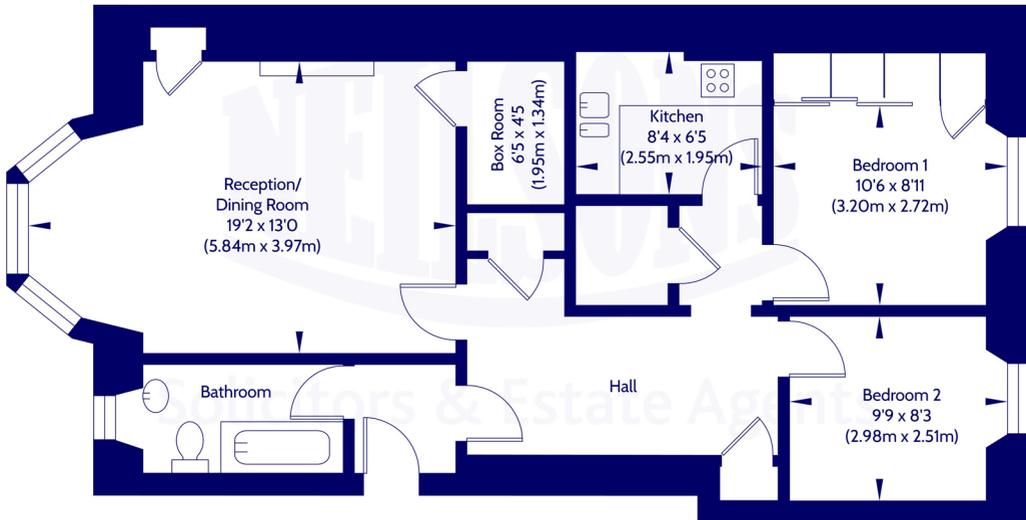


Location

Ardmillan is a sought after area of Edinburgh, combining a strong sense of community with convenient city living. The neighbourhood offers a wide range of local amenities, including shops, cafes, and essential services, while major roads and frequent public transport links make the city centre easily accessible. Outdoor enthusiasts will appreciate nearby Harrison Park and the scenic Union Canal, perfect for walking, cycling, or enjoying green space. Leisure options are also close at hand, with Fountain Park providing a cinema, restaurants, and entertainment for all ages. With its mix of convenience, connectivity, and charm, Ardmillan is an appealing location for families, professionals, and first time buyers alike.



Approx. Gross Internal Floor Area 70.56 Sq M / 760 Sq Ft.



Ground 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

☎ 0131 625 2222

💻 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

