



18/4 Ardmillan Terrace

Ardmillan, Edinburgh, EH11 2JW



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A bright and spacious first floor two-bedroom flat, boasting charming period features

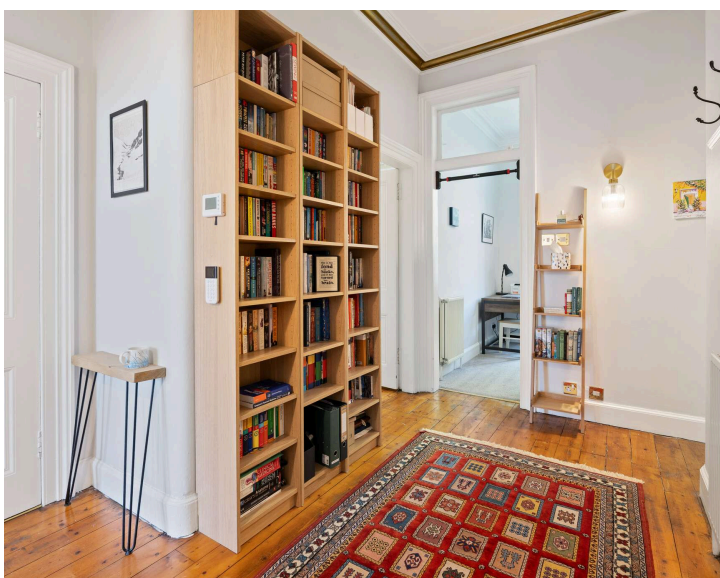
- Welcoming entrance hallway
- Bright & spacious sitting room
- Kitchen/dining room with larder cupboard
- Spacious double bedroom
- Further double bedroom/home office
- Modern bathroom
- Well maintained shared gardens
- Bright & well proportioned
- Period features - stripped floors, cornicing
- Double glazing and gas central heating

Offers Over:

£285,000



Further information can be found in the home report.



About the Property

Set within a traditional tenement in the popular Ardmillan area, this bright and spacious first floor two-bedroom flat beautifully combines classic period charm with comfortable modern living.

The property which offers generous accommodation and excellent natural light, retains a wealth of original features including stripped wooden floorboards, decorative cornicing and an attractive feature fireplace, all adding character and warmth throughout.

The property further benefits from well maintained shared gardens, double glazing and gas central heating.

Extras

To include all fitted floor coverings, curtains, curtain poles & blinds, oven, hob & extractor hood. Please note the fridge/freezer and washing machine are not included in the sale.



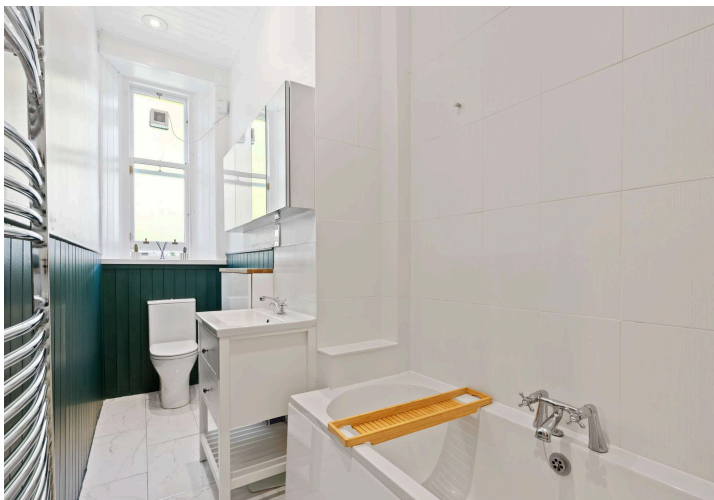


📍 Location

Ardmillan lies a short distance to the west of Edinburgh's city centre and is extremely accessible by bus and tram services.

Haymarket Railway Station is close by and there is also easy access to the city bypass, Edinburgh International Airport and the central Scotland motorway network.

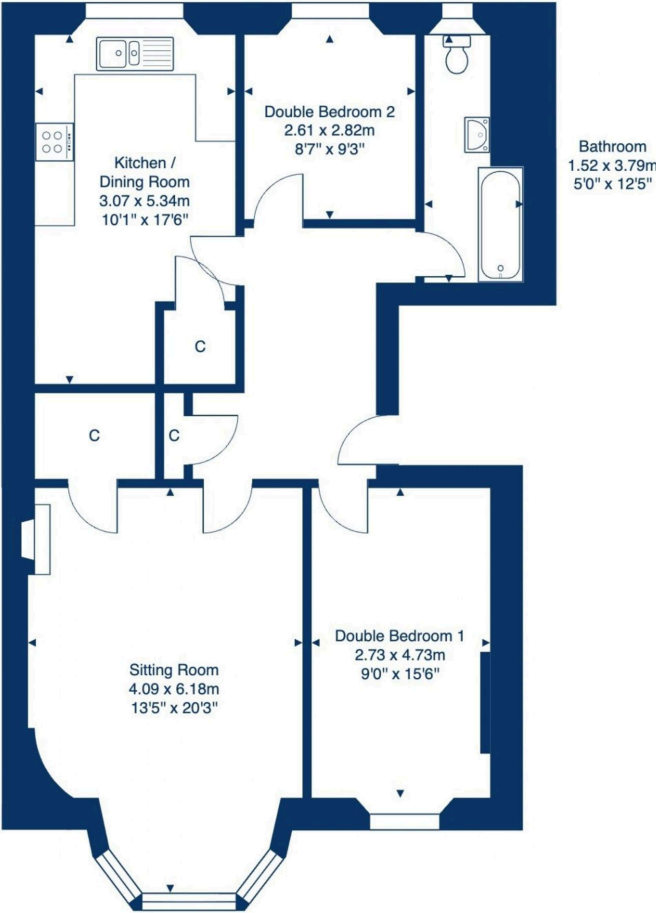
The area is well served by an excellent range of shops at Edinburgh West Retail Park, which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk, while further leisure facilities can be found at Craiglockhart Leisure and Tennis Centre and also at Fountainpark.





Floor Plan

18/4 Ardmillan Terrace, Edinburgh, EH11 2JW



First Floor

Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only.





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