



40/19, Angle Park Terrace, Edinburgh, EH11 2JR

Tastefully Presented One-Bedroom Flat and Communal Garden

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Property Description

Light and tastefully presented, one-bedroom, third-floor (top) flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Ardmillan area, west of Edinburgh city centre.

It comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, and a shower room.

Features include light neutral decor, a modern kitchen, a stylish, fully tiled bathroom, and good storage. In addition, there is gas central heating, double glazing, and a secure entry system.

The development also has a secluded shared garden to the rear, excellent transport links, and zoned parking on the surrounding streets.

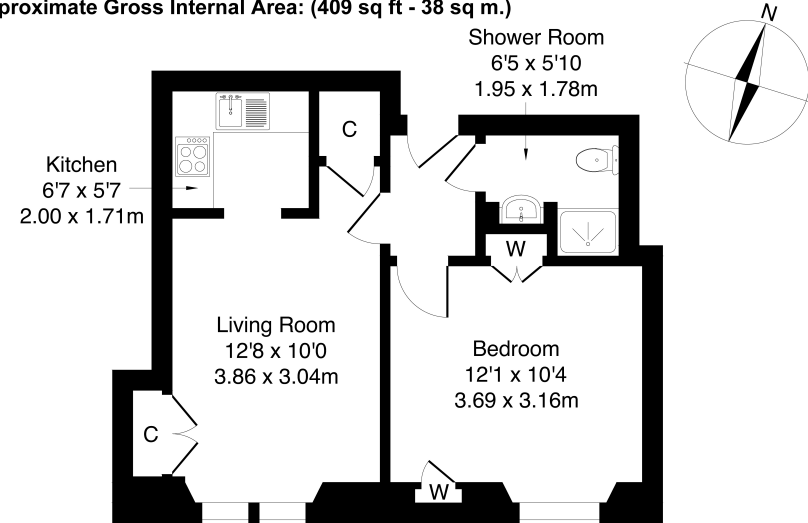
Step into a welcoming entrance hall that provides access to all rooms within the home. The living/dining room is finished with carpeted flooring and features a large window that fills the area with natural light. The modern kitchen continues the light and neutral decor, offering modern worktops with a paneled splashback. It has a stainless steel sink and drainer, an integrated oven and electric hob, and a canopy extractor above for added convenience and functionality.

The bedroom is also carpeted and benefits from built-in cupboards, providing ample storage. The room is tastefully finished with light decor, enhancing the sense of space and tranquility. Completing the property is a contemporary shower room, featuring a three-piece suite that includes a shower cubicle and a ladder-style radiator, combining comfort with a clean, modern design.



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Approximate Gross Internal Area: (409 sq ft - 38 sq m.)



Top Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ardmillan is a well-connected and vibrant neighbourhood located less than a mile west of Edinburgh's city centre, adjacent to the popular areas of Dalry and Gorgie and within easy walking distance of Haymarket Station, the West End, and the city centre itself. The area offers excellent local amenities, including a variety of independent shops and major supermarkets such as Sainsbury's, Lidl, and Aldi. A wide selection of cafes, bars, and restaurants can be found nearby in Dalry and the West End, while leisure facilities include the Fountain Park complex — with a multi-screen

cinema and Nuffield Health gym — as well as the Dalry Swim Centre. Ardmillan is also ideally situated for access to Edinburgh Napier University, Heriot-Watt University, and Edinburgh College. Public transport is readily available, with frequent bus services throughout the area and convenient access to the tram network at Haymarket, offering rapid links to the city centre and Edinburgh Airport.





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