



18/3, Henderson Terrace, Edinburgh, EH11 2JY

Light and Tastefully Presented Two-Bedroom, First-Floor Flat

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Property Description

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

Comprises an entrance hallway, living/dining room, kitchen, utility cupboard, two double bedrooms, a box room/study and a bathroom.

Features include a quality kitchen with appliances, a fitted bathroom suite, gas central heating and double glazing. With leafy views from both aspects, this period property boasts tall ceilings, cornice work, and two feature fireplaces.

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

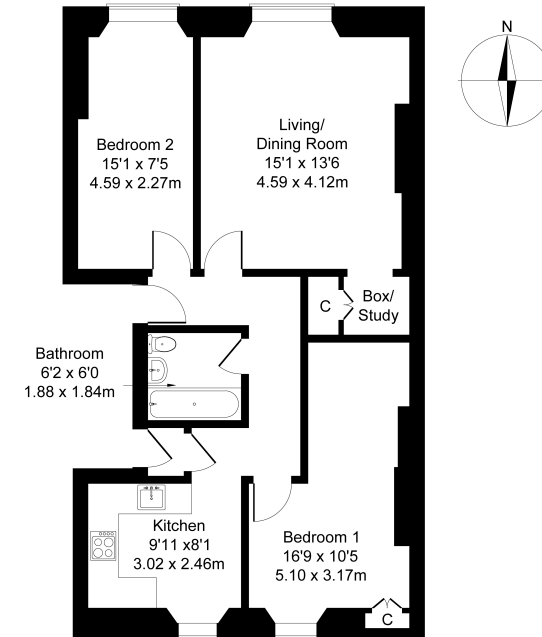
A welcoming entrance provides access to all rooms throughout the property. The spacious living/dining room features carpeted flooring, a fireplace, ceiling coricing, and a window that allows in plenty of natural light. This room also provides access to a useful box room/study, which includes a built-in storage cupboard. The modern fitted kitchen is equipped with tiled-effect flooring, solid wood worktops, a ceramic sink, and a central light fitting. Appliances include a fridge/freezer, washing machine, oven, and gas hob with a canopy extractor.

Set to the rear of the property, the bedroom benefits from a built-in storage cupboard, fireplace, carpeted flooring, and a central light fitting. The room is well-proportioned and can comfortably accommodate a double bed and additional furnishings. The bathroom is a modern fitted three-piece suite with tiled-effect flooring, tiled splashback surround, stone-effect countertops, spotlighting, and a ladder-style radiator.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



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 highly convenient and well-connected residential area located less than a mile west of Edinburgh city centre. Neighbouring the popular districts of Dalry and Gorgie, it offers easy access to a wealth of local amenities and is within walking distance of Haymarket Station, the West End, and the city centre. A variety of shops and supermarkets are close at hand, including Sainsbury's, Lidl, and Aldi, along with a range of independent retailers. The surrounding area also boasts a diverse selection of cafés, bars, and restaurants, particularly in nearby Dalry and the

vibrant West End. For leisure and fitness, residents can enjoy the facilities at the Fountain Park complex, which includes a multi-screen cinema, restaurants, a Nuffield gym, and the historic Dalry Swim Centre. The area is well placed for students and professionals, with Napier University, Heriot-Watt University, and Edinburgh College all easily accessible. Excellent public transport options are available, including frequent bus services and the Edinburgh tram network from Haymarket, offering swift connections to the city centre, airport, and beyond.





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