



74/14 Angle Park Terrace, Ardmillan, Edinburgh, EH11 2JP

Beautifully Presented, One Bedroom, Third (Top) Floor Flat

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Property Description

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

Comprises an entrance hall, living/dining room, kitchen, double bedroom, box room, and a bathroom.

Tastefully finished and ready to move in, features include a modern fitted kitchen and stylish bathroom, gas central heating and double glazing. In addition, there are tall ceilings, period features, contemporary flooring, gas central heating, double glazing and a shared garden to the rear.

Modern furnishings and appliances are also available by negotiation, making for a superb first-time buyer or buy-to-let opportunity.

The entrance hall has a storage cupboard, further storage above the bathroom door and a box room providing flexible space for a potential study/office or further storage space.

The living room is set to the rear with wood effect flooring, a storage cupboard, a central light fitting, and south-facing windows allowing plenty of natural light and ample space for both lounge and dining furniture. Set to the side, the kitchen is fitted with contemporary units, wood effect worktops, a sink and an integrated oven and an electric hob with a canopy above.

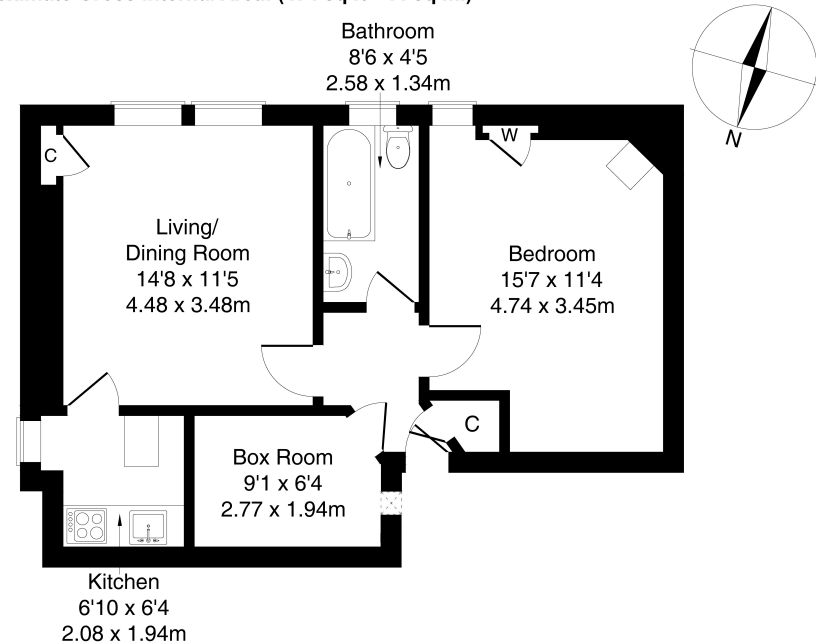
To the rear, the generously sized bedroom features a storage cupboard, original floorboards and a traditional (non-working) fireplace. Completing the accommodation, the bathroom is fitted with a modern suite, a shower over the bath, tiled splash walls and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (474 sq ft - 44 sq m.)



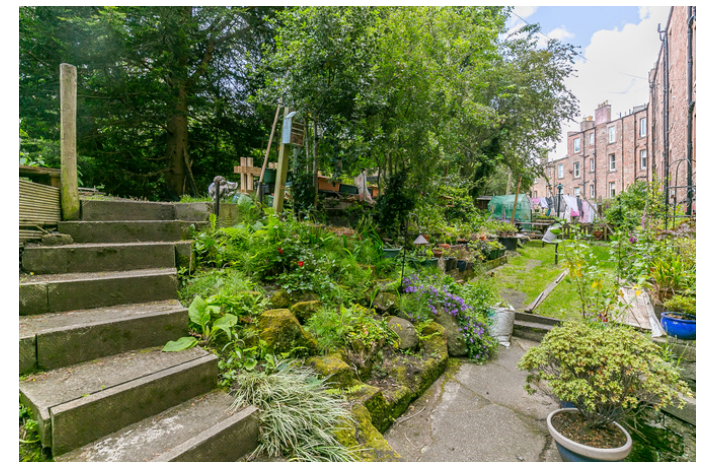
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The area of Ardmillan is located less than a mile west of the city centre, and adjacent to the high-amenity areas of Dalry and Gorgie, and within walking distance of Haymarket Station, Edinburgh's West End and the city centre. There is excellent local shopping, with specialist shops and supermarkets close by, including a Co-operative superstore, Sainsbury's and a Lidl. There is an extensive range of cafes, bars and restaurants both

in Dalry and the nearby West End, whilst leisure facilities include the Fountain Park complex with a multi-screen cinema, Nuffield gym, and the Dalry Swim Centre. Ardmillan is also convenient for Napier and Heriot-Watt universities and Edinburgh College. There are highly frequent bus services in the area, whilst the tram network is available from Haymarket for rapid travel to the city centre or to the Airport.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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