



RALPH SAYER
SOLICITORS & ESTATE AGENTS



49 ARDMILLAN TERRACE

EDINBURGH, EH11 2JL



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This image has been virtually staged



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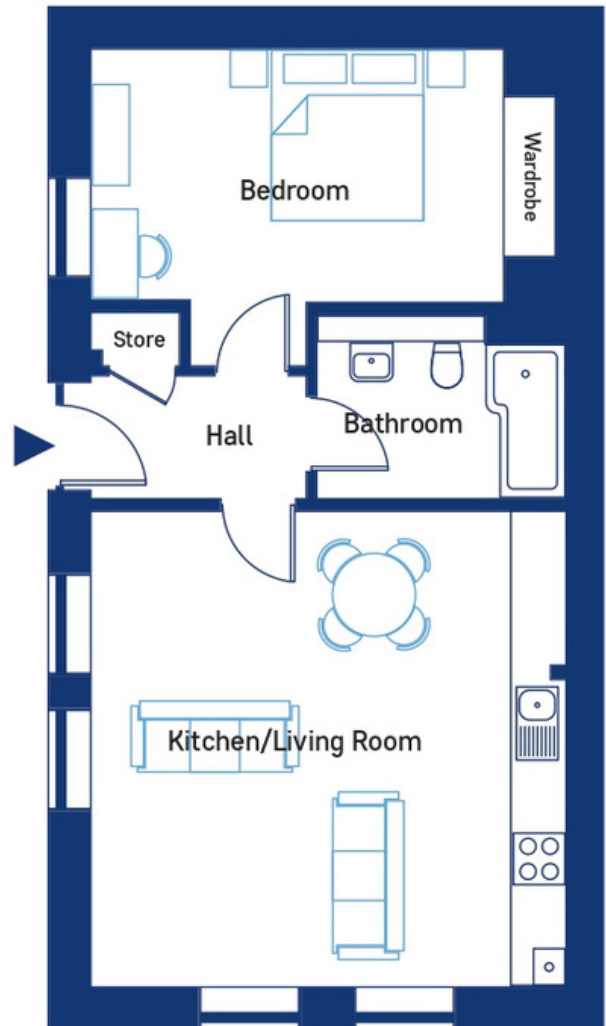
This is a beautiful newly constructed, spacious (646 Sqft) main door, one-bed apartment with level access and set within a communal yet private garden with secured allocated car parking space within the Springwell development.

FLOORPLAN

Room Dimensions

Plot 19	Metric	Imperial
Kitchen/Living Room	5.53 x 5.53	18'2 x 18'2
Bedroom	3.65 x 4.81	12'0 x 15'9
Bathroom	2.12 x 2.88	7'0 x 9'5

Dimensions taken at the widest point



Plot 19

Ground Floor Apartment



Site Location



TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567
EMAIL PROPERTY@RALPHSAYER.COM
WWW.RALPHSAYER.COM

FANTASTIC MAIN DOOR FLAT



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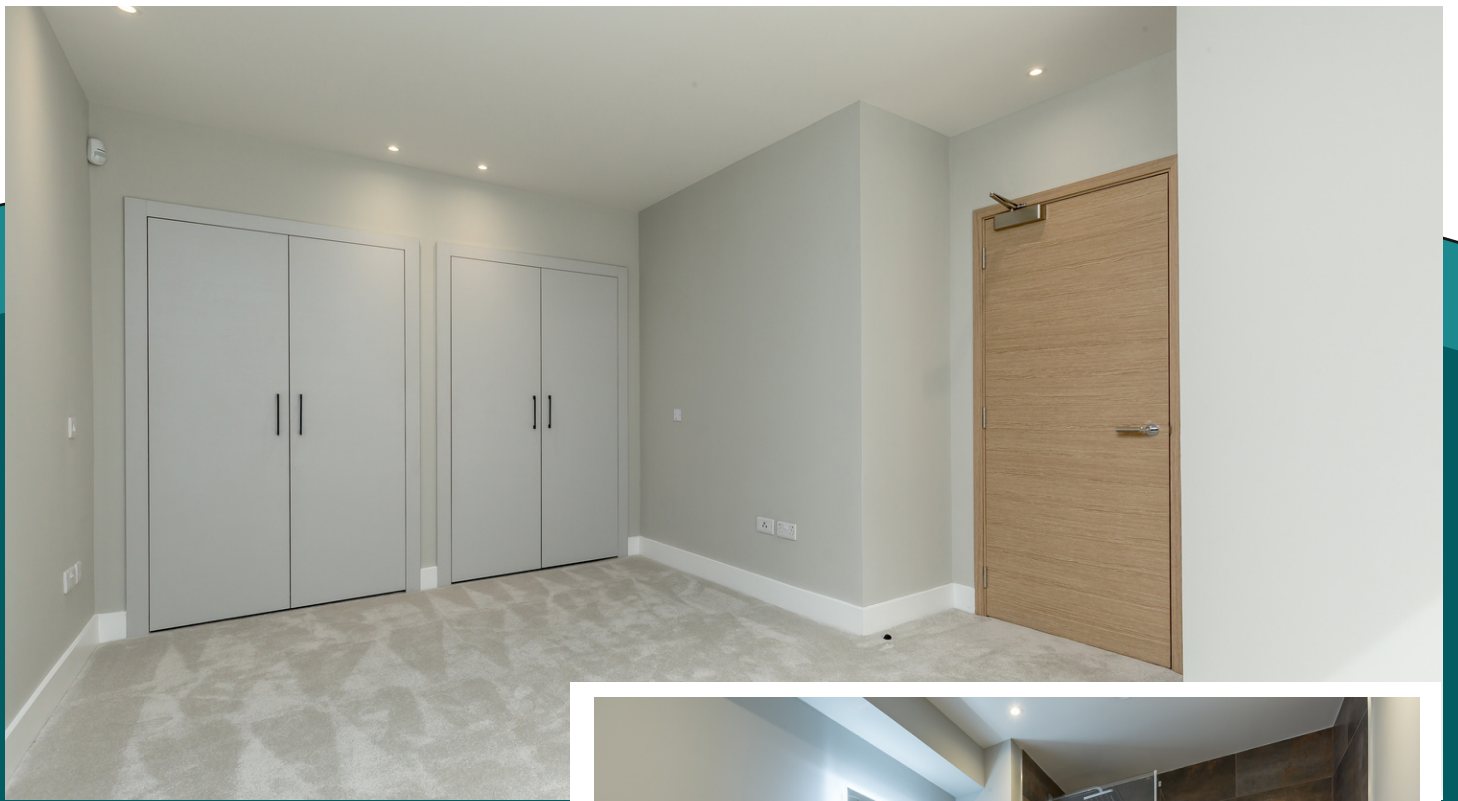
AMA has revitalised this very visible, but the long-neglected site, restoring the landmark building at its heart and creating 48 superb new homes: 35 apartments, 5 duplexes, 2 lodge houses and 6 townhouses and we have this fantastic one-bed for sale.

Upon entering the property you are presented with a lovely hallway connecting all aspects of the property. The fantastic open-plan living space provides you with a great space for entertaining and the kitchen has been fitted to a high standard with siemens integrated appliances which include a fridge freezer, dishwasher and washer-dryer along with engineered wood flooring.

The double bedroom provides ample space for a large bed along with furniture along with a double fitted wardrobe. The property is completed with a three-piece bathroom and bluetooth mirror.

This property benefits from gas central heating and double glazing throughout.









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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.