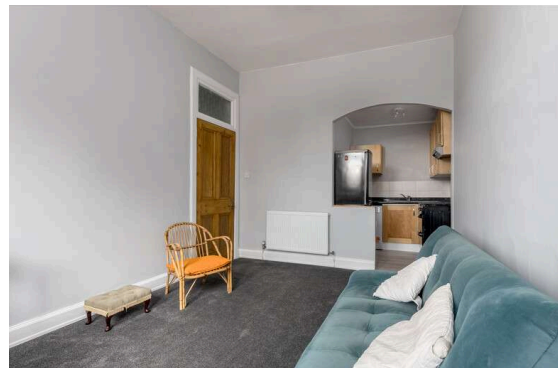


**74/12 Angle Park
Terrace
Edinburgh EH11 2JP
Offers Over £175,000**

- Hallway with large storage cupboard
- Kitchen/living/dining room
- Kitchen with a range of floor and wall mounted units and white goods included in sale
- Double bedroom with large wardrobe and storage above
- Bathroom with three-piece suite and electric shower over the bath
- Large box room
- Gas central heating and double glazing
- Communal garden
- On-street parking



Top Floor Flat

Blair Cadell are delighted to bring to market this fantastic one bed flat in the heart of Ardmillan. Perfectly placed for swift access to the city centre the property would be ideal for a range of buyers and must be viewed.

The accomodation comprises of an entrance hallway with a large storage cupboard leading through to an open plan kitchen/living/dining room with lovely views over Edinburgh. The kitchen has a range of floor and wall mounted units, gas cooker which is available by separate negotiation, washing machine and fridge which are included in the sale. There is a large double bedroom with a large wardrobe area that also benefits from useful storage area above. Bathroom with a three-piece suite and electric shower over the bath. A large box room with borrowed light from the hallway that would be the perfect home office or guest bedroom. The property benefits from gas central heating and double glazing throughout. A communal garden to the rear of the property and on-street parking.

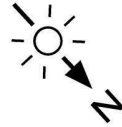
Ardmillan is located just to the west of the city centre which can be accessed via a frequent bus service. There is also a bus service direct to the International Airport and Haymarket is within walking distance for those that need to travel further afield for work or holidays. Shopping locally includes a vast variety of different options with a Sainsbury's local, Lidl and Aldi stores, a Sainsbury's superstore in Westfield plus the Edinburgh West Retail Park and a 24hr ASDA. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex, the Dalry Swim Centre plus a host of popular cafes, bars and restaurants for evening entertainment and date nights.

Viewing by appointment on 0131 337 1800

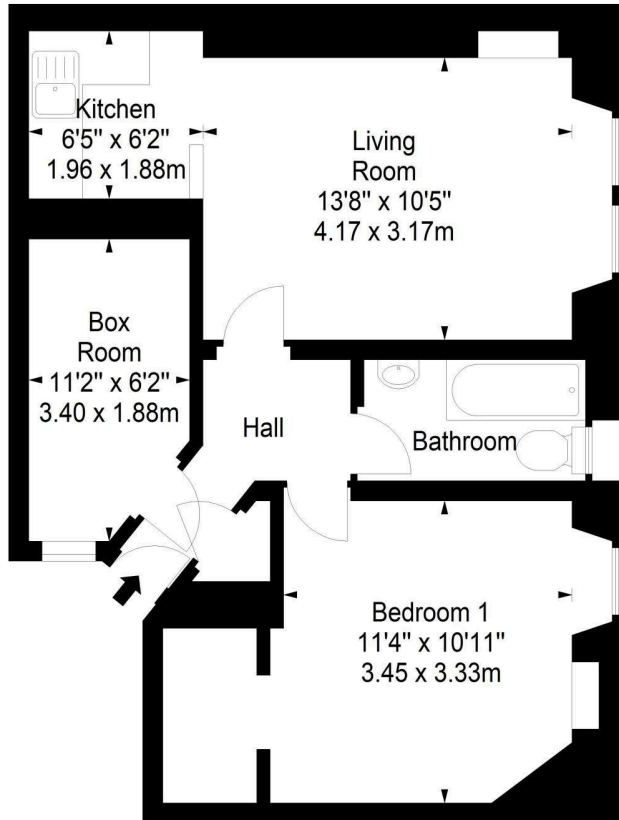




Angle Park Terrace,
Edinburgh,
Midlothian, EH11 2JP



Approx. Gross Internal Area
554 Sq Ft - 51.47 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Third Floor



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