










Offers Over
£210,000

2/5 Henderson Terrace

Ardmillan | Edinburgh | EH11 2JZ

A spacious and well presented, second floor flat situated in the popular residential area of Ardmillan. Close to excellent local amenities and within easy reach of the City Centre and Haymarket Railway Station, the property will undoubtedly appeal to first-time buyers, professionals or buy to let investors.

-  1 reception room
-  1 bedroom
-  1 bathroom & separate WC
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - C



Description

This excellent one bedroom flat which runs from front to rear, is ready to move into now. The accommodation briefly comprises entrance hallway with entryphone system and cupboard, bright lounge/dining room (currently set up as a bedroom) with a twin window and ceiling rose, kitchen with white glossy units and co-ordinated worktops, a window seat and pulley, large double bedroom, bathroom with shower over bath and separate WC (please note there is no hot water supply to the wash hand basin in the WC).

The property further benefits from gas central heating and double glazing and the combi boiler was installed four years ago.



Extras

All fixtures and fittings will be included in the sale along with the washer/dryer, fridge/freezer, induction hob and electric cooker.

Gardens and Parking

There is a well maintained communal rear garden and permit/meter parking is available in the area.

Stair Cleaning

The common stair is cleaned by Capital Stair Services at a cost of £40 per 6 months.

Viewing

By appointment through Neilsons (0131 625 2222).



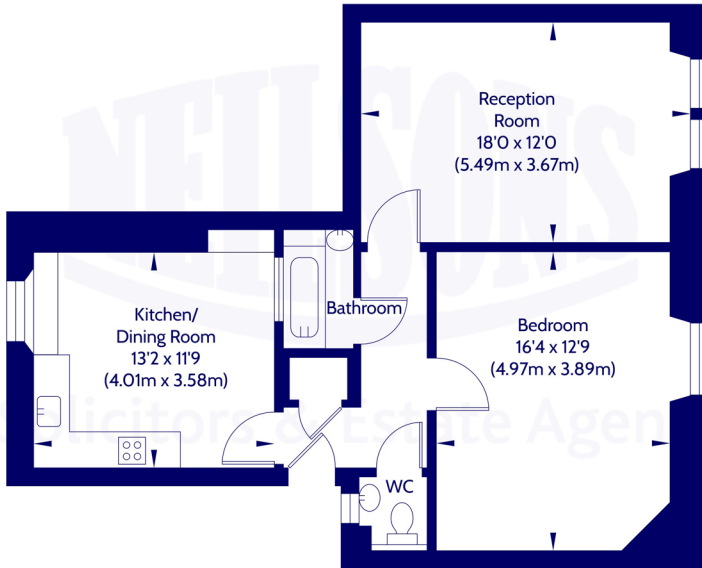


Location

The sought after district of Ardmillan is convenient for access to the finest amenities of the City Centre with excellent local facilities on hand including doctors and dentist surgeries and a vast range of shops and services within the nearby Dalry Road and Gorgie Road including supermarkets. A selection of recreational facilities are in close proximity including the Fountain Park leisure complex in nearby Polwarth with multi screen cinema, restaurants & bowling alley. The lovely open space of Harrison Park is just a short walk away as is the towpath of the Union Canal offering scenic walks and cycling opportunities. A frequent and effective public transport service operates to many parts of the City and surrounding areas.



Approx. Gross Internal Floor Area 66.79 Sq M / 719 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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