



# 31/5 Angle Park Terrace

Ardmillan, Edinburgh, EH11 2JT



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## 2 bedroomed 1st floor flat in the popular Ardmillan area close to local amenities.

- Sitting room
- Kitchen
- 2 spacious double bedrooms
- Bathroom with 3 piece suite
- Well maintained communal garden
- Secure entryphone system
- Bright & spacious accommodation
- Excellent location close to amenities
- Wi-fi enabled thermostatic electric heating
- Partial secondary glazing



**Offers Over: £220,000**

**EPC Rating: E**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**

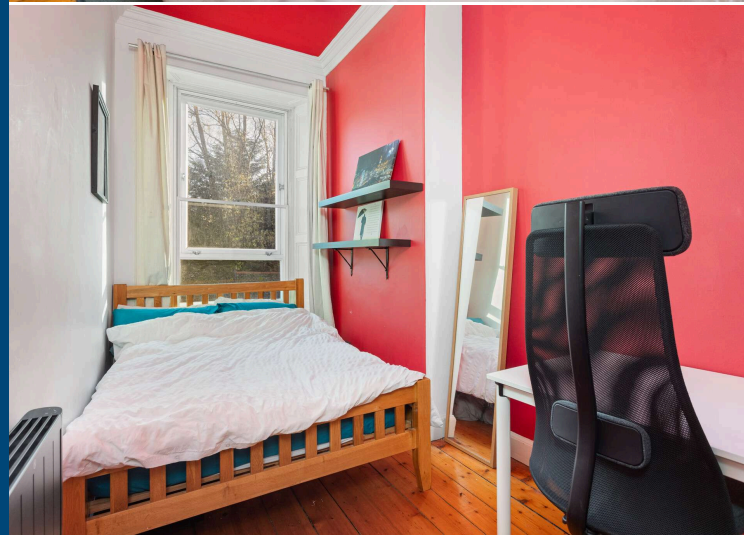
# About the Property

Located in the popular Ardmillan area this 2 bedroom first floor flat offers a bright and spacious home, ideal for a first time buyer or young professional.

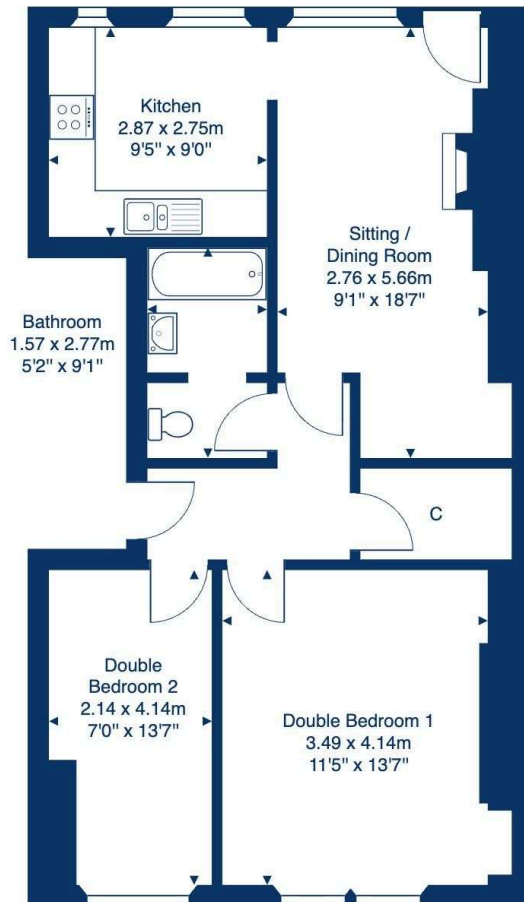
The property has a neutral decor throughout with some period features and further benefits from wi-fi enabled thermostatic electric heating and secondary glazing to the front.

## Extras

To include all fitted flooring, curtains, blinds, oven, hob, extractor hood, fridge, freezer, washing machine & dishwasher.



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**First Floor**

**Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

## Location

Ardmillan lies a short distance to the west of Edinburgh's city centre and is extremely accessible by bus and tram services. Haymarket Railway Station is close by and there is also easy access to the city bypass, Edinburgh International Airport and the central Scotland motorway network. The area is well served by an excellent range of shops at Edinburgh West Retail Park, which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk, while further leisure facilities can be found at Craiglockhart Leisure and Tennis Centre and also at Fountainpark.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.