

**70/5 Angle Park Terrace  
Armillan EH11 2JP**

**Offers Over £150,000**

Entrance hallway with 3 storage cupboards  
Bright south facing lounge/dining room  
Kitchen that includes the appliances  
Double boxroom  
Excellent double bedroom to the rear  
Bathroom fitted with a three piece suite and electric shower  
Gas central heating  
Communal garden  
Permit on street parking



## Beautifully presented 2nd floor flat within close proximity to the city centre

Viewing is highly recommended of this beautifully presented, traditional 2nd floor flat. Situated to the rear of a Victorian stone tenement this south facing flat overlooks the communal garden and is exceptionally tranquil. Tastefully renovated and of spacious proportions throughout this flat should appeal to a variety of purchasers, including first time buyers and investors alike.

Situated in the high amenity district of Ardmillan, the flat is conveniently located within easy reach of the west end, city centre and the main commuting links, with both Haymarket station and the airport tram within walking distance. The flat is situated close to Fountainpark Leisure Complex, Harrison Park and the Union Canal, in addition to a wide variety of bars and restaurants. Further shopping facilities within walking distance include Bruntsfield and Churchill.

**Council Tax Band B**

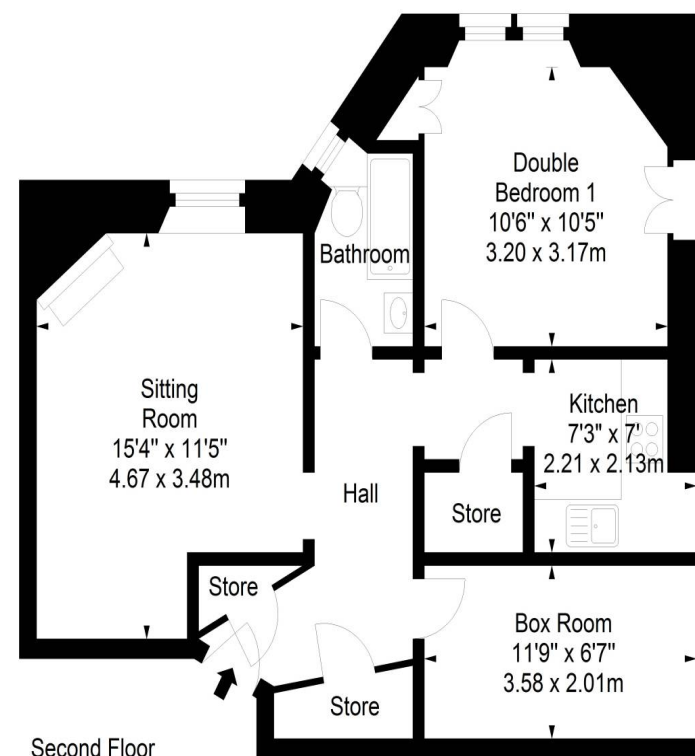
**Energy Rating D**

**Viewing on Sunday 1-3pm or by appointment phone 0131 337 1800**

Angle Park Terrace,  
Edinburgh,  
Midlothian, EH11 2JP



Approx. Gross Internal Area  
597 Sq Ft - 55.46 Sq M  
For identification only. Not to scale.  
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