

# 1F2, 2 Henderson Terrace

ARDMILLAN, EDINBURGH, EH11 2JZ



*SPACIOUS FIRST FLOOR TWO BEDROOM FLAT*



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McEwan Fraser Legal is happy to present the spacious first floor two bedroom flat to the market. The property offers excellent proportions, including a breakfasting kitchen, and requires some modernisation. This makes the property ideal for a buy to let investor or first-time buyer looking for a project flat. The property further benefits from gas central heating, double glazing and a well maintained communal garden.

The internal accommodation is focused on a spacious lounge that enjoys plenty of natural light and enough floor space for a full suite of furniture, including a dining table if needed. This gives plenty of flexibility for a purchaser to create their ideal entertaining space. This is complemented by a large kitchen which includes a range of base and wall mounted units giving plenty of prep and storage space. The kitchen boasts space for a breakfast table. The master bedroom is a very generous double bedroom with fitted wardrobes and plenty of space for a full range of free-standing bedroom furniture. The second bedroom is also a double, although smaller, and would make a superb home office if needed. The accommodation is completed by a shower room which is partially tiled and includes a white suite with free standing shower cubicle.

Internal viewing is highly recommended.

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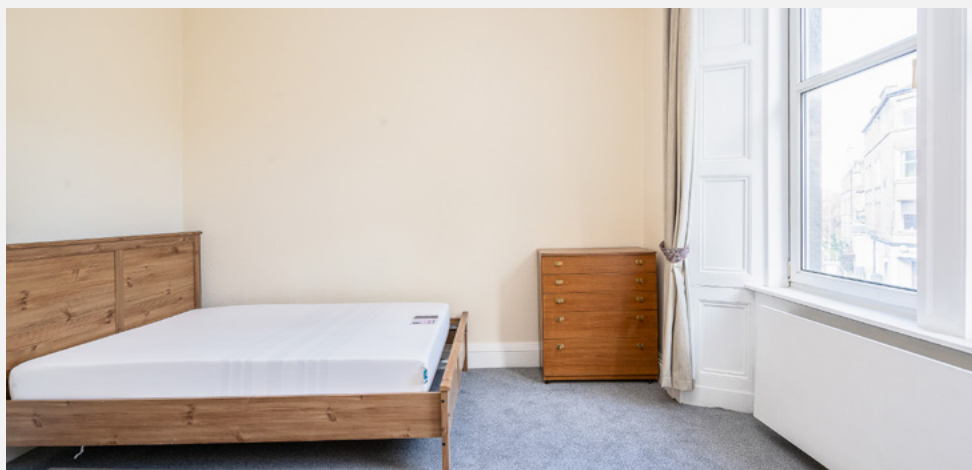








## bedroom 1







**bedroom 2**

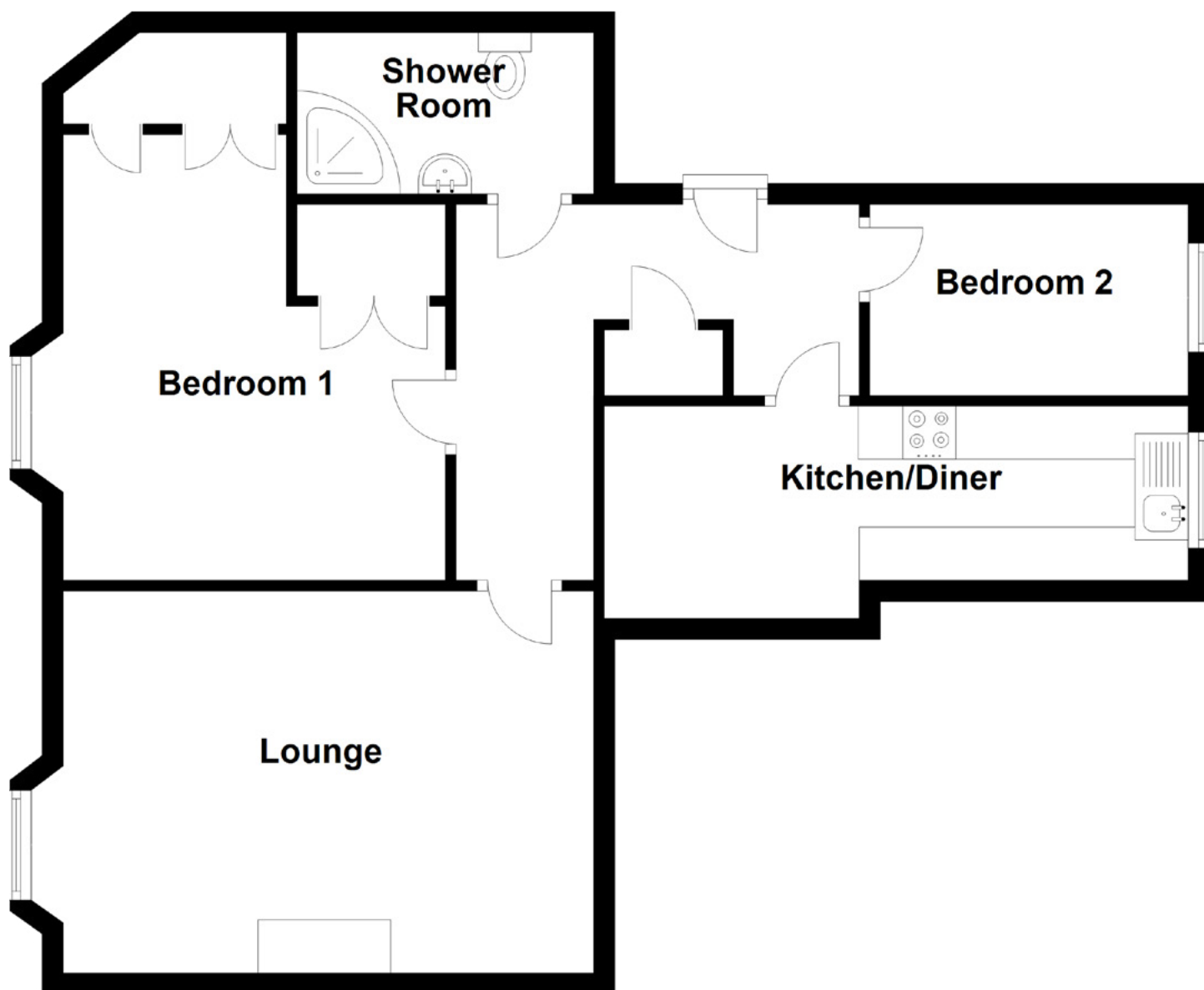












Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Kitchen/Diner	5.50m (18'1") x 2.00m (6'7")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	3.00m (9'10") x 1.80m (5'11")
Shower Room	2.60m (8'6") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C









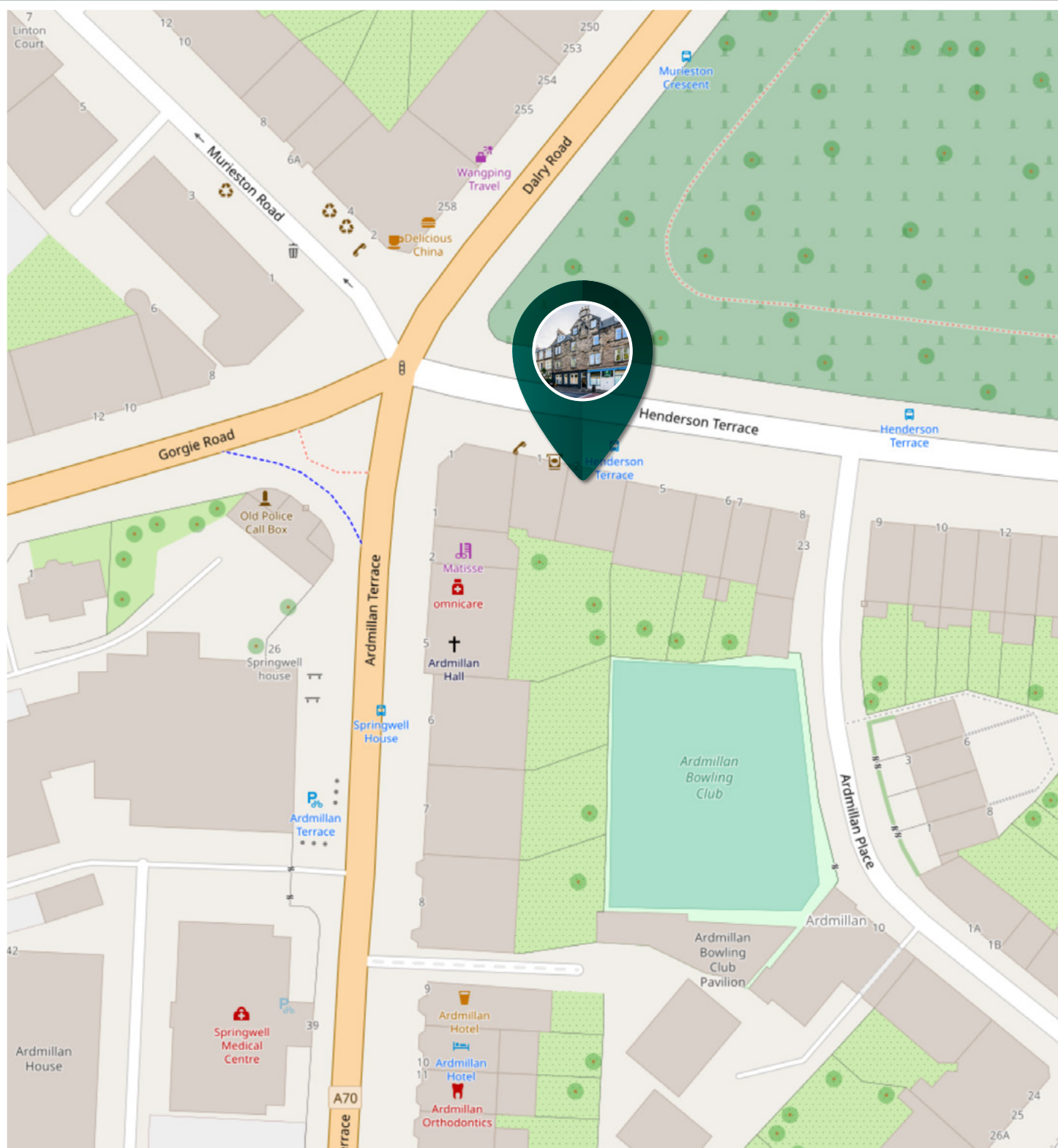
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Ardmillan is that little triangle of properties formed by Ardmillan Terrace, Henderson Terrace and Angle Park Terrace, situated mid-way between Dalry and Gorgie, just to the south west of the City Centre. Dalry and Gorgie are two of Edinburgh's most popular, busy residential areas comprising a variety of property styles, the majority of which are stone-built tenement properties built around the turn of the century. A great many of these properties have now been fully refurbished, their stone cleaned facades having had a dramatic impact on the district's appeal. Both these areas offer an exceptionally wide choice of shopping facilities and these can supply virtually every possible daily requirement. There are local post office services and a variety of banking and building society services. Alternatives exist nearby at Dundee Street. However, should a more specialised shopping trip be required, Princes Street and the West End are just a few minutes away, using one of the many and frequent bus services that pass through the area, down Dalry Road and on to Shandwick Place.

Edinburgh's formal entertainment facilities tend to be highly concentrated at the West End. Here there are theatres and cinemas, the Usher Hall, all manner of hotels, restaurants and bars, indoor sports facilities and Health Clubs. Especially by the West Approach Road, the return trip by taxi will often take less than five minutes. All in all, this is an extremely convenient location, lying within the easiest possible reach of the City Centre.

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