



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**2F1 1 Ardmillan Terrace**

EDINBURGH, EH11 2JN





# EDINBURGH

EH11 2JN

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.





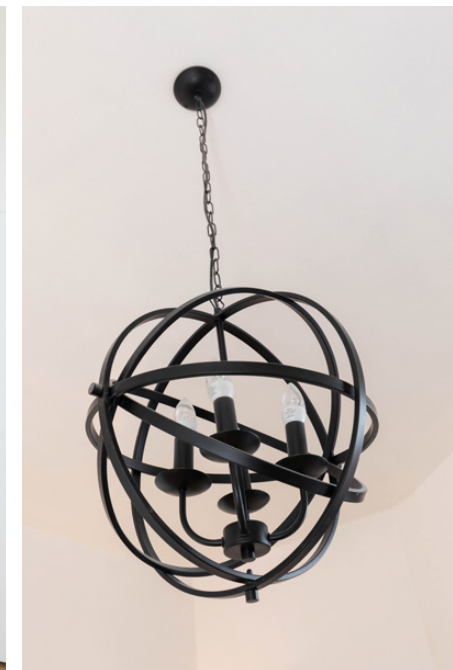
# 2F1 1 ARDMILLAN TERRACE

EH11 2JN

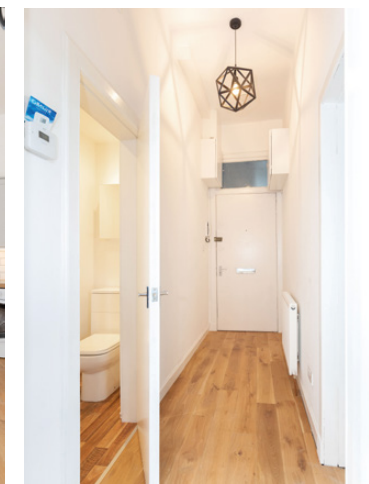
This spacious two bedroom tenement apartment is located in the Ardmillan area of Edinburgh's west end. This property is expected to be of particular interest, therefore early bird viewing is highly recommended.

This very spacious two bedroom apartment briefly features an open plan partially integrated modern kitchen with a spacious and very bright lounge area which has room for an array of furniture configurations. The white goods in the property freestanding and can be included in the sale. The living accommodation consists of two good sized bedrooms, one of which is accessed off the lounge kitchen area and the main double bedroom is accessed off the hallway and there is a very spacious main shower room which is fully modernised.

This property really does make the most of the available space and the apartment benefits from being fully double glazed, new gas central heating and from being finished to a high standard. On street permit parking is available to residents.



“ MODERN TWO BEDROOM FLAT IN ARDMILLAN ”

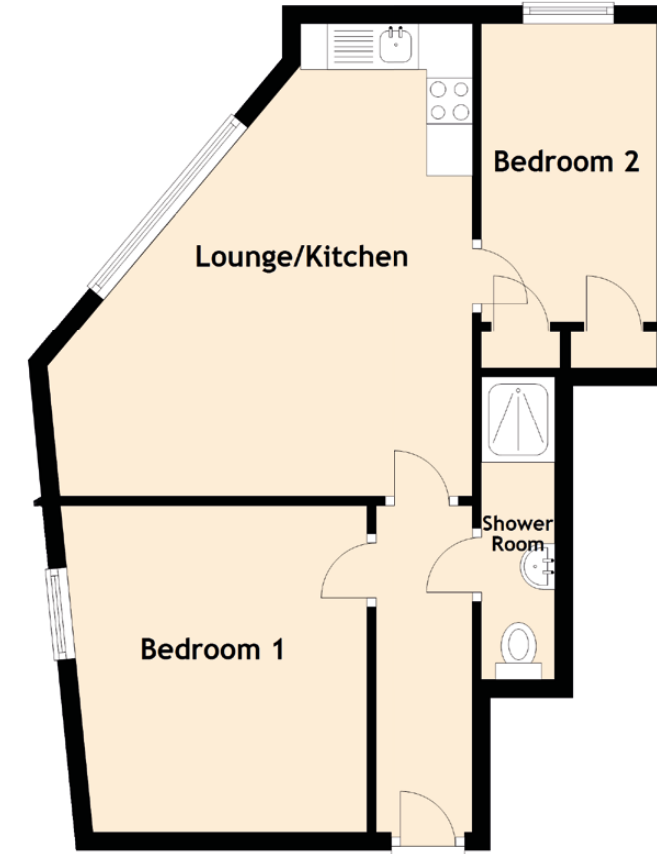






# SPECIFICATIONS

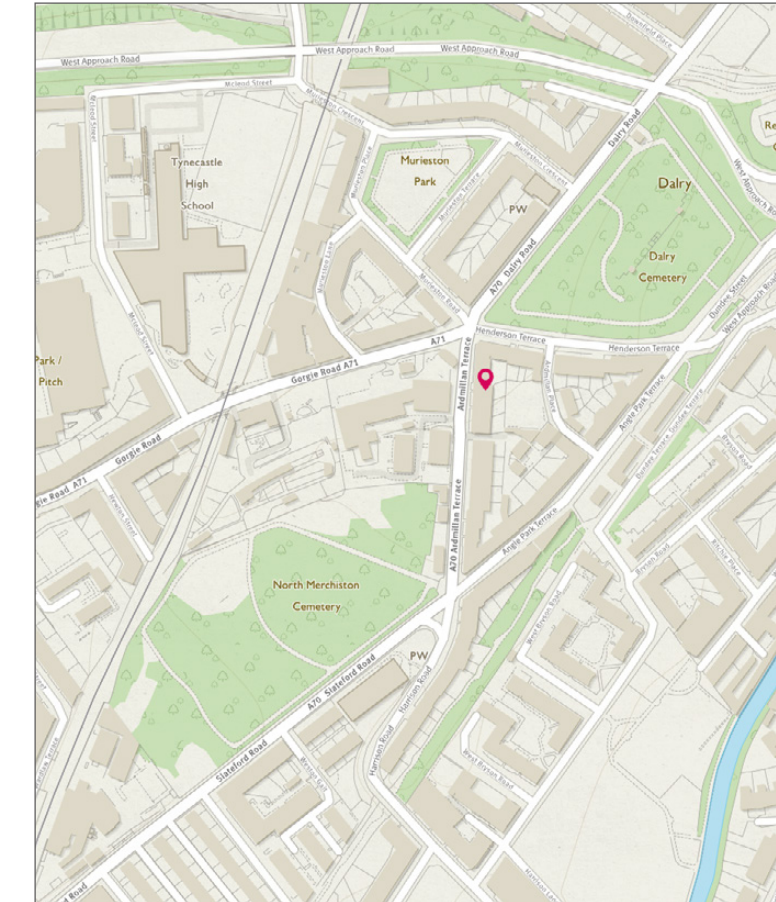
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.17m (17') x 4.64m (15'3")
Bedroom 1	3.57m (11'9") x 3.26m (10'8")
Bedroom 2	3.21m (10'6") x 1.92m (6'4")
Shower Room	3.32m (10'11") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>): 44m<sup>2</sup> | EPC Rating: C








**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**BEN STEWART CLARK**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer