




McEwan Fraser Legal
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18/4 Ardmillan Terrace

EDINBURGH, EH11 2JW



LOCATION

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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.



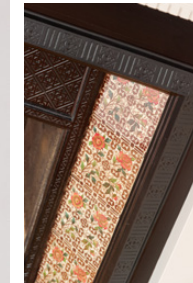
18/4 ARDMILLAN TERRACE

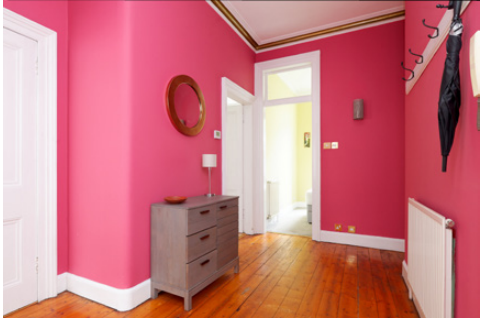
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This spacious two-bedroom tenement apartment is located in the Ardmillan area of Edinburgh's west end. This property is expected to be of particular interest, therefore early bird viewing is highly recommended.

This very spacious two-bedroom apartment briefly features an integrated modern kitchen with a spacious dining area, bright lounge area which has room for an array of furniture configurations with Bay window and also space for a dining area. The living accommodation consists of two good sized double bedrooms, both are accessed off the hallway and there is a very spacious main bathroom which is fully modernised.

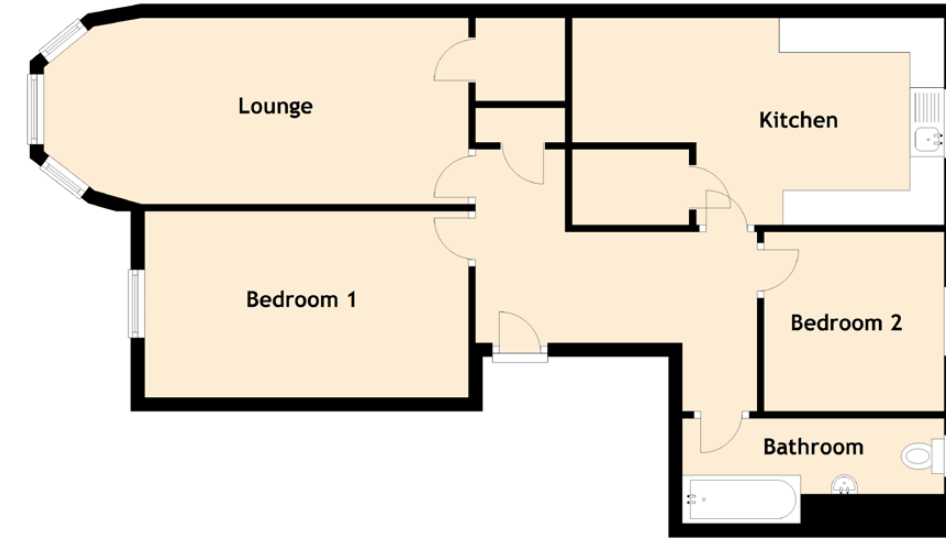
This property really does make the most of the available space and the apartment benefits from being fully double glazed, gas central heating and from being a high standard. On-street permit parking is available to residents.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.30m (20'8") x 2.70m (8'10")
Kitchen	5.40m (17'9") x 3.00m (9'10")
Bedroom 1	4.70m (15'5") x 2.70m (8'10")
Bedroom 2	2.80m (9'2") x 2.60m (8'6")
Bathroom	3.80m (12'6") x 1.50m (4'11")

Gross internal floor area (m²): 83m²

EPC Rating: C

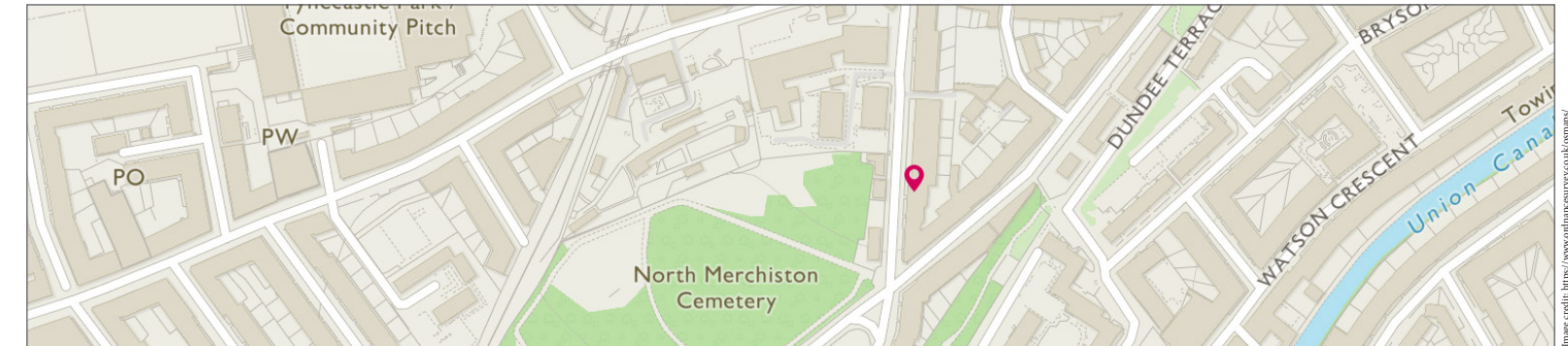


Image credit: <https://www.ordnance-survey.co.uk/emap/>



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