

73/5 Angle Park Terrace

EDINBURGH, EH11 2JP



*PERFECTLY LOCATED ONE BEDROOM FIRST
FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





This perfectly located one bedroom first floor flat is a fantastic buy-to-let opportunity or first home!

The accommodation is generous although does need upgrading throughout. Comprising a spacious living room which looks out to the communal garden which is very well utilised by residents and equally well maintained, the kitchen is located off the living room, a good-sized double bedroom, bathroom and handy box room which could be used as an office.

There is single glazing throughout and no central heating system, however there is a gas supply to the property.



living room





the kitchen



bedroom





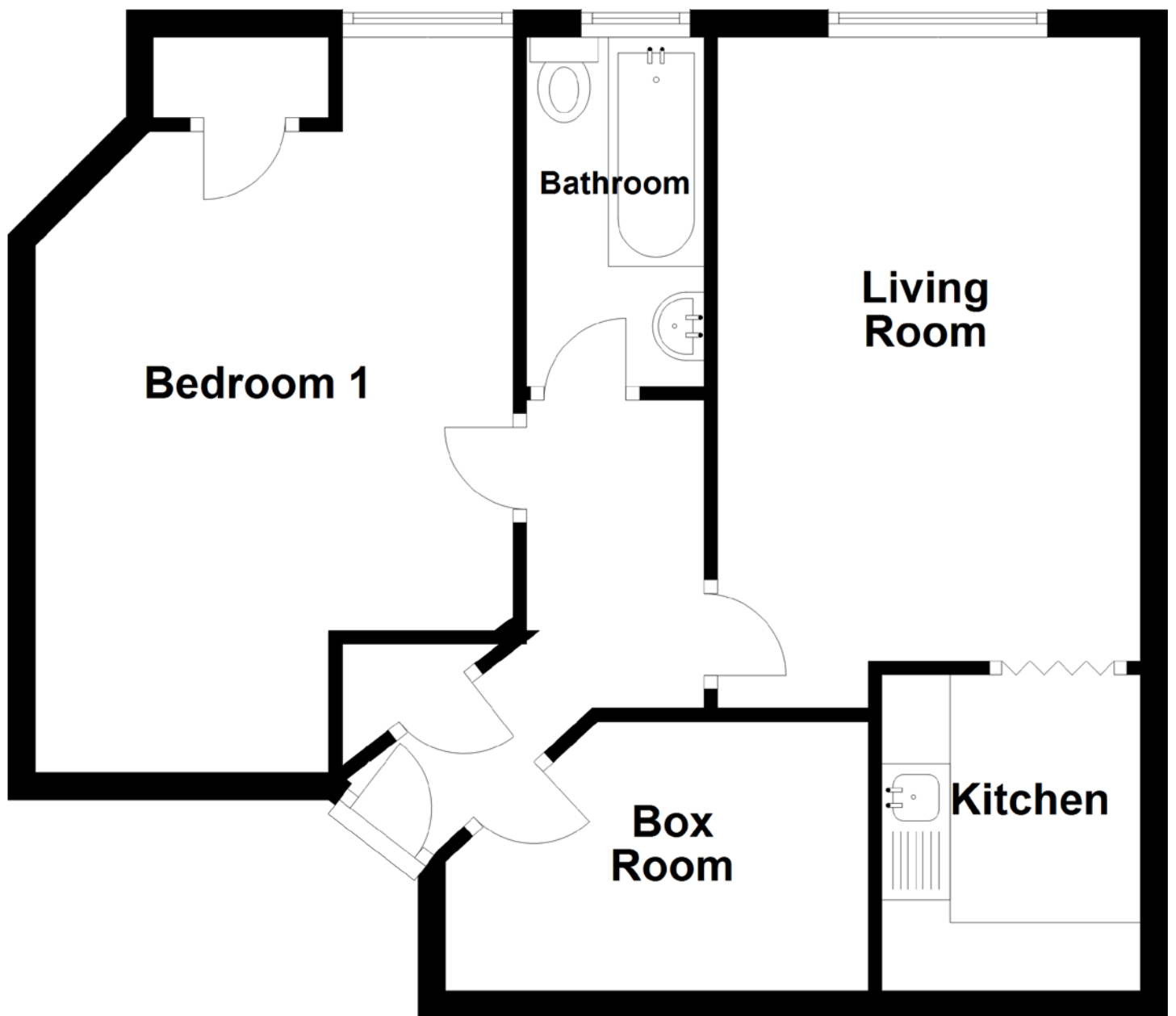
box room





bathroom





Approximate Dimensions

(Taken from the widest point)

Living Room	4.40m (14'5") x 3.10m (10'2")
Kitchen	2.00m (6'7") x 2.00m (6'7")
Bedroom 1	4.70m (15'5") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 1.30m (4'3")
Box Room	3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m²): 46m²

EPC Rating: F



garden area





Forming part of larger Dalry, Ardmillan is a vibrant and historic residential area set approximately two miles southwest of the city centre. Residents enjoy a fantastic range of local services and amenities right on their doorstep – including various shops, supermarkets, cafes, bars, and pubs – in Dalry and in the neighbouring areas of Gorgie, Polwarth, and Slateford. Beautiful Harrison Park is just a few minutes walk away and offers a seven-hectare community green space with sports pitches, play areas, and mature gardens. The Union Canal runs alongside the park and its towpath provides a safe walking and cycling route into the city centre.

The area boasts diverse sport and fitness facilities, including restored Victorian swimming baths in Dalry and a gym at Fountain Park, which is a leisure and entertainment hub also home to a cinema complex, a bowling alley, and a selection of bars and restaurants. Whilst within easy walking distance of the West End, Ardmillan is served by excellent public transport for 24-hour travel across the city, as well as national rail and tram links from nearby Haymarket station.

The Location

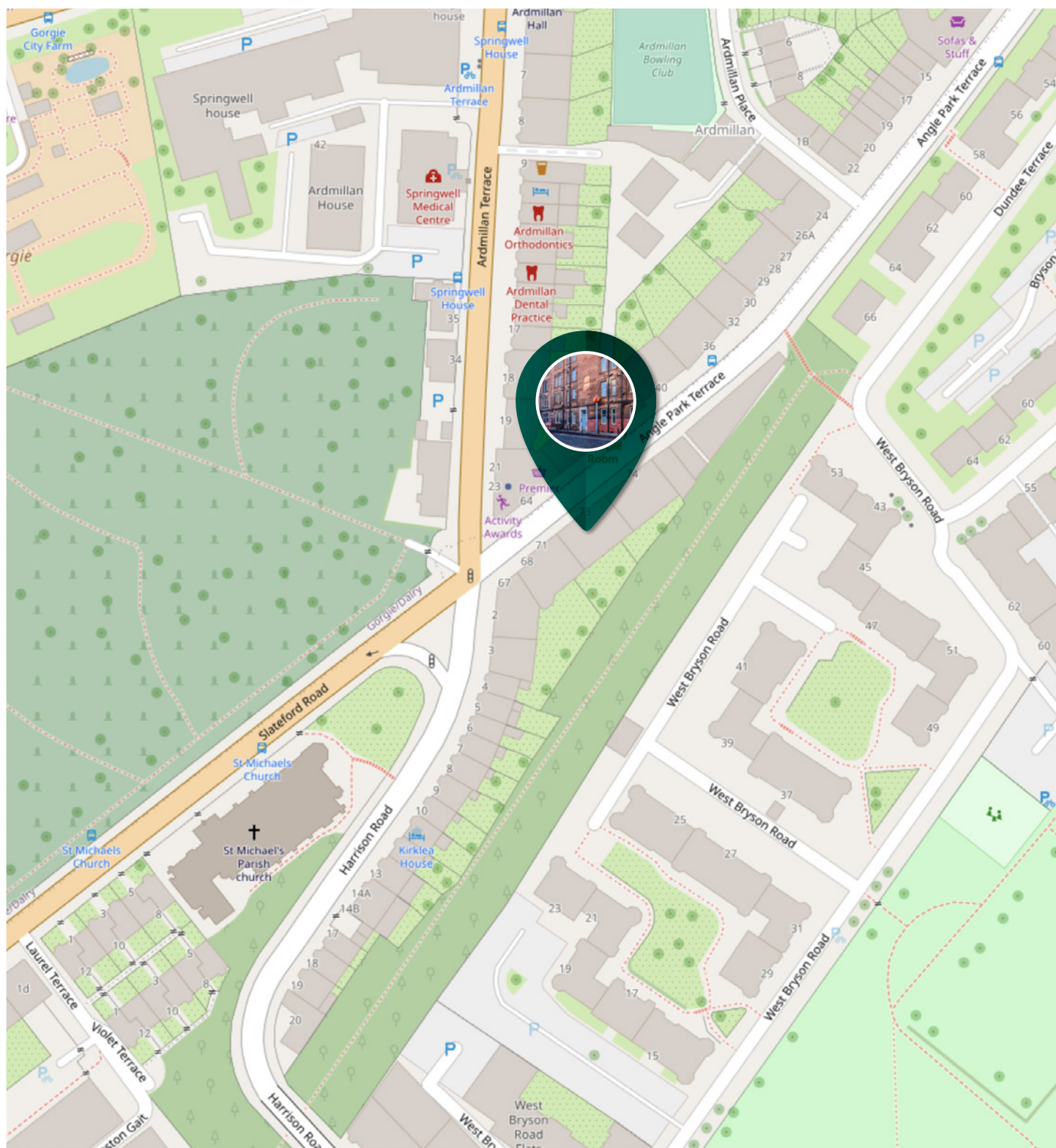


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JUDY SHIELDS
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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 from 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.