



**36 ARDMILLAN TERRACE
ARDMILLAN
EDINBURGH
EH11 2JL**

**FIXED PRICE
£220,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**BRIGHT AND
SPACIOUS LOWER
VILLA FLAT IN A
POPULAR RESIDENTIAL
AREA CLOSE TO
EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWINGS:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This is a bright and well maintained lower villa flat located in the popular residential area of Ardmillan which offers a good selection of local shops, schools and amenities. Regular bus services to Princes Street, major business and shopping areas including the Gyle, Ocean Terminal, Sighthill and the Airport run close by with a bus stop located just down from the property. Additionally Haymarket Train Station is only a short walk away.

The Fountain Park Leisure Complex which features a multiplex cinema and full leisure facilities is also within easy walking distance.

Internally the property is in good order and benefits from gas central heating and double glazing. All fitted carpets and blinds being included in the sale together with the free-standing cooker.

Shared garden grounds.



PROPERTY DETAILS

- * Entrance Vestibule with door to hall.
- * Hall providing access to all rooms. Two deep storage cupboards.
- * Bright and spacious Lounge with patio doors giving direct access to the rear garden. Feature fireplace housing living flame gas fire. Extensive built in bookcases. TV and telephone points.
- * Fitted Kitchen with matching wall and base units. The free standing gas cooker is included in the sale. Space for fridge/freezer, washing machine and dishwasher. Ample work surfaces with integrated stainless steel sink with drainer. Window to rear. Central heating boiler.
- * Double Bedroom with window to front. Extensive built-in wardrobes with hanging space and shelving.
- * Second good sized Double Bedroom with window to front. Built in wardrobe with hanging space and shelving.
- * Large Shower Room with white two piece suite comprising wash hand basin with mirror above and WC. Walk-in shower compartment with electric shower. Frosted window to side.

Energy Efficiency Rating: C



EXTERNAL

The property benefits from a shared garden to the rear with direct access from the Lounge.

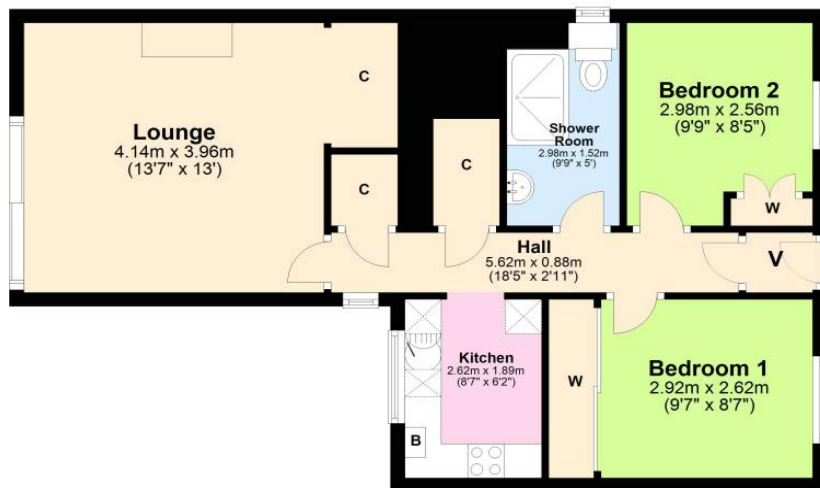
On-street parking is available in the area.





Ground Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

