



23/7 ARDMILLAN TERRACE

ARDMILLAN, EDINBURGH, EH11 2JW



1 PUBLIC



4 BED



2 BATH

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23/7

ARDMILLAN TERRACE

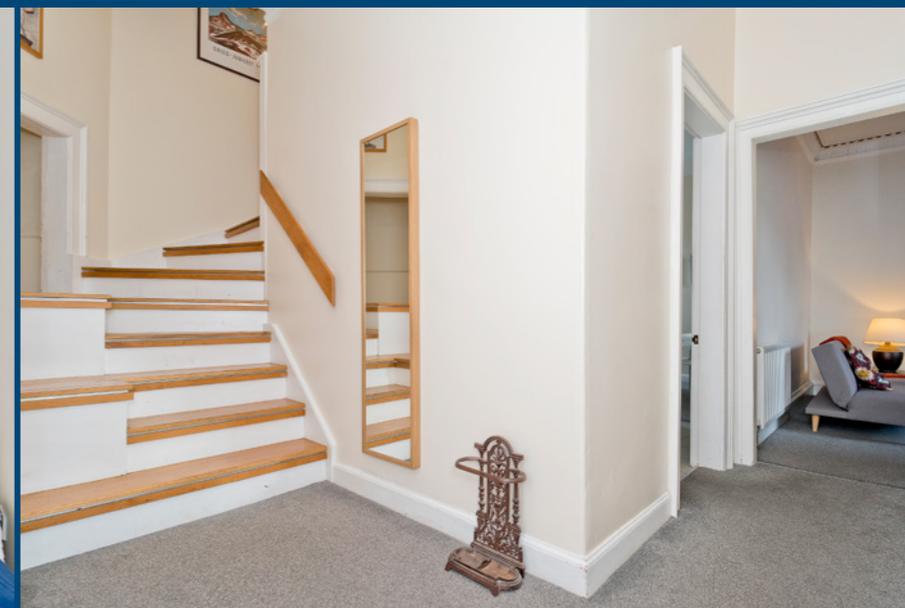
This impressive, four bedroom, double upper flat is reached from the common stair via three flights of stairs and occupies the top and attic floors of a traditional B-listed building (1887). Blending period charm and characterful features with modern sensibilities, it offers light neutral interiors, spacious rooms, a quality fitted dining kitchen and two bathrooms. This excellent city centre residence is sure to appeal to a wide demographic and would suit professional couples looking for space for a home office, a young family or could continue to work well for rental investors.

Features

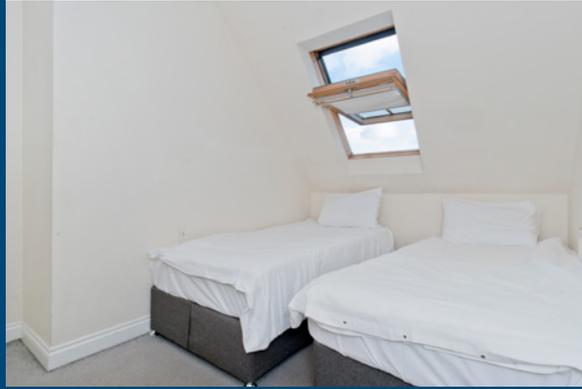
- Elevated rooftop views over the city
- Welcoming entrance hall
- Southeast-facing living room
- Spacious kitchen/dining room
- Four double bedrooms
- 3pc bathroom with over-bath shower
- Large shower room with a 3pc suite / Saniflow toilet
- Optimal storage alcove on stairwell
- Well-kept communal back garden
- Controlled permit parking (Zone S4)
- Traditional sash-and-case windows downstairs
- Double-glazed Velux windows upstairs
- Downstairs carpeted with acoustic underlay
- Efficient gas central heating system
- Sprinkler system / new smoke, heat and CO detectors



"...Welcoming entrance hall, a spacious kitchen/dining room and four double bedrooms..."



“... 3pc bathroom with over-bath shower, a large shower room & a well-kept communal back garden...”



EPC Rating - C

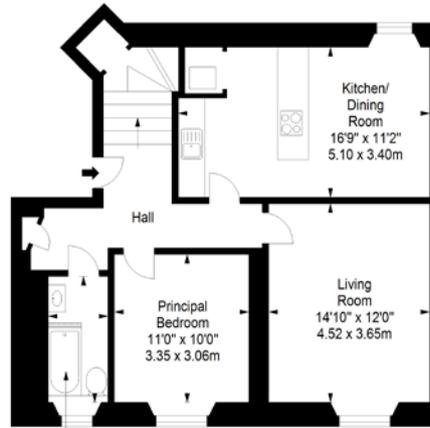
Home Report Value - £390,000

For up to date price & viewing information contact VMH Property or visit us online.



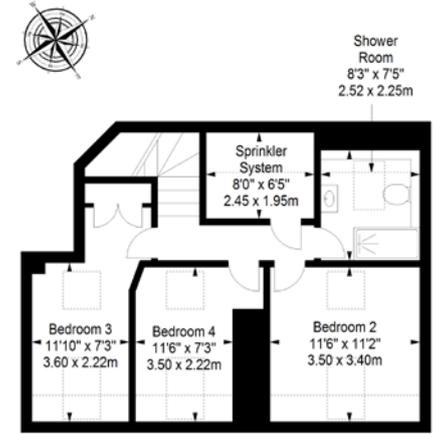
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a freestanding fridge/freezer to be included in the sale. The furniture can be available by separate negotiation.

Top Floor
Approx. 67.9 sq. metres (730.9 sq. feet)



Bathroom
9'4" x 4'5"
2.84 x 1.34m

Attic Floor
Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 120.7 sq. metres (1299.2 sq. feet)



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CHARTERED FIRM

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