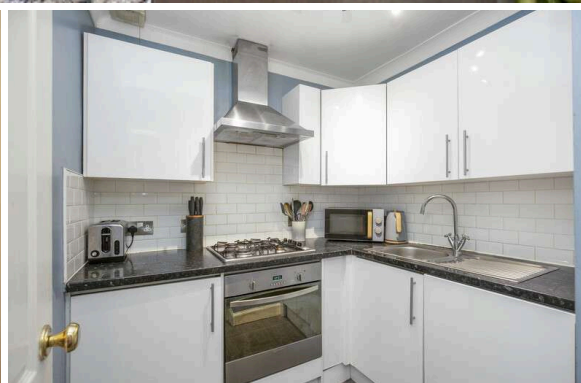
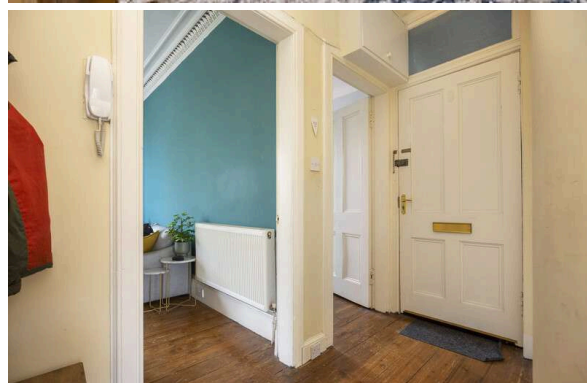




18/4 Henderson Terrace
ARDMILLAN | EDINBURGH | EH11 2JY



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Warners are delighted to offer to the market this immaculately presented two-bedroom, first floor flat in the popular Ardmillan area lying west of Edinburgh city centre. Serviced by excellent local amenities in both Dalry and Fountainbridge, early viewing is advised to fully appreciate this excellent accommodation.

Upon entering the property, you are greeted with modern décor whilst still maintaining a lot of the original charm of the property. The living room is flooded with an abundance of natural light through the twin sash and case windows and is tastefully decorated whilst the feature fireplace and original cornicing and ceiling rose provides a nod to the period features of an Edinburgh tenement.

A practical kitchen space with a range of white gloss base and wall units together with white tiled splashbacks offer an ideal room for harnessing your culinary skills. The property offers two well-proportioned bedrooms, the principal bedroom offering a modern feature wall and large en-suite bathroom. The second bedroom also provides a versatile room which can be used as a second bedroom, home office or studio space with original fireplace a main feature of the room. Completing the accommodation is a main bathroom which offers a traditional white three-piece suite and modern white tiles. Externally, the property benefits from a shared garden/drying green, whilst permit parking ensures you can park close to your home.

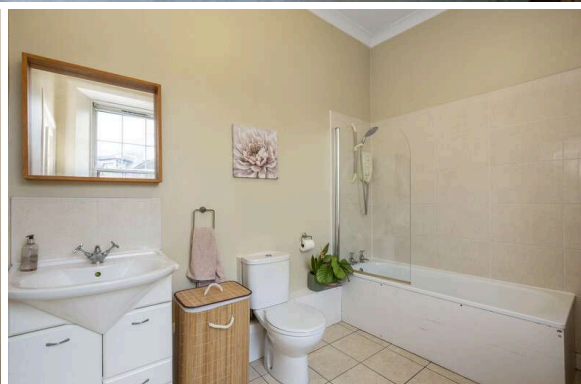
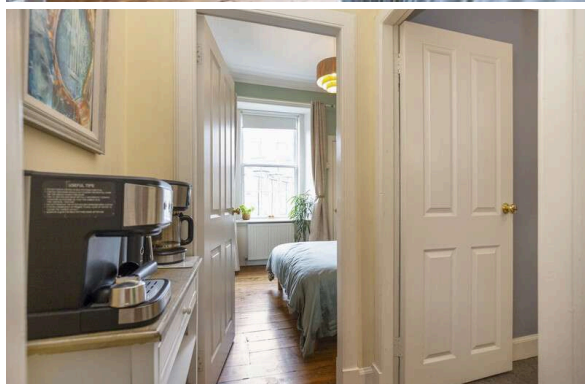
- Immaculately presented two-bedroom, first floor flat in a popular area.
- Stylish living room with original cornicing, ceiling rose and feature fireplace
- White gloss kitchen
- Modern bedroom with large en-suite bathroom
- Versatile second bedroom with original fireplace
- Excellent local amenities

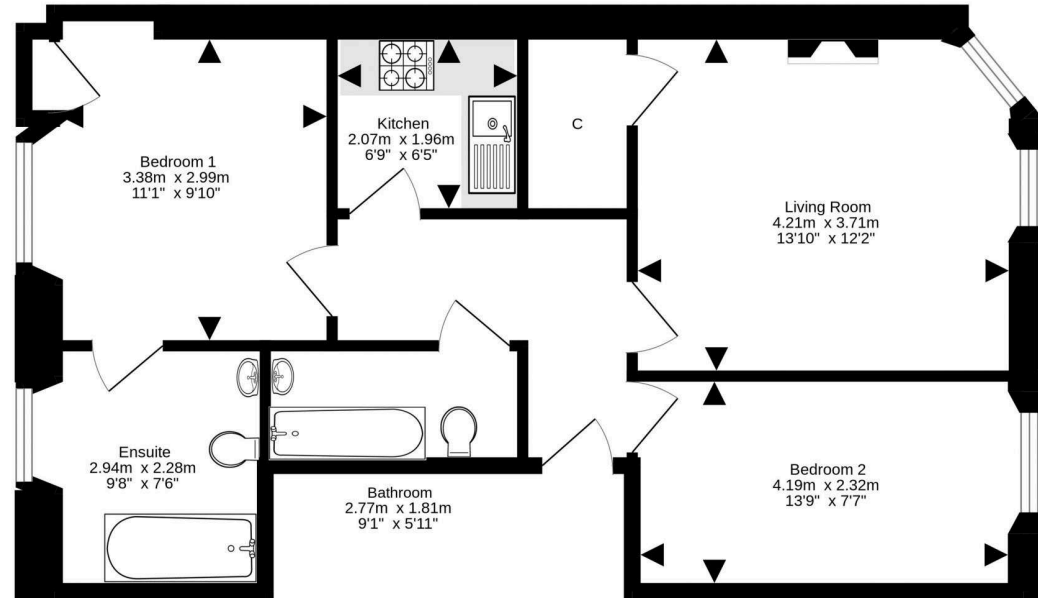
EPC rating C Extras included in the sale: washing machine, fridge (with freezer compartment) and blinds.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Ardmillan is a most popular area located close to Dalry, Gorgie and Polwarth. A great choice of amenities are close at hand, from local shops and supermarkets including a Sainsbury's on Westfield Road, a Lidl on Dalry Road and a large Asda store off Chesser Avenue, to banking and post office services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. The property is also close to Harrison Park and the Union Canal walkways. The location is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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