



Deans Properties

Deans Solicitors and Estate Agents LLP



40/11 Angle Park Terrace
Ardmillan, EH11 2JR



FIRST FLOOR FLAT

- Living Room/Kitchen
- Double Bedroom
- Shower Room
- Shared Rear Garden
- Double Glazing & GCH
- EPC Rating – C



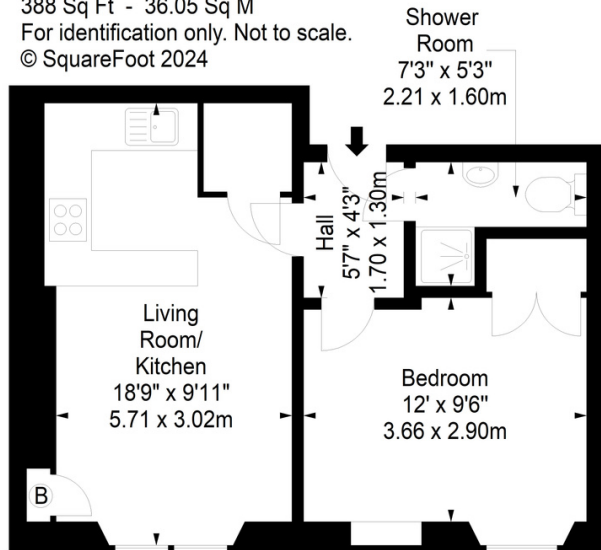
This lovely, bright south-east facing first floor flat forms part of a traditional tenement in Ardmillan, west Edinburgh. There are a variety of convenient amenities and public transport links nearby and Fountain Park Retail Park offers a range of leisure facilities. The accommodation comprises; comfortable open plan living room/kitchen, well-proportioned double bedroom with built-in wardrobe and shower room. There is a shared garden to the rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating with a recently upgraded boiler fitted in 2022. Included in the sale are the curtains, oven, hob, hood, fridge-freezer and washing machine. Items of furniture may be available by separate negotiation. The appliances included are sold as seen with no warranty provided.



Angle Park Terrace,
Edinburgh,
Midlothian, EH11 2JR



Approx. Gross Internal Area
388 Sq Ft - 36.05 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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