



10/5 Ardmillan Place Ardmillan, Edinburgh



Fixed Price £175,000

Bright and spacious first floor flat forming part of a small modern development and enjoying a quiet location adjacent to Ardmillan Bowling Club. Accommodation comprises entrance hallway, lounge, fitted kitchen, two double bedrooms (mirror wardrobes) and bathroom. Gas central heating and double glazed. All carpets, blinds and light fittings included. Entry phone system. Allocated parking. Early viewing of this delightful flat is highly recommended.

Viewing

By appointment telephone owner on 07739 311 875

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– Where personal legal service is a tradition –

Description

The property comprises an attractive bright first floor flat forming part of a small modern development and enjoying a quiet aspect adjacent to Ardmillan Bowling Club. The accommodation comprises a lovely lounge with twin windows for maximum light, a well fitted kitchen with all appliances, two good sized double bedrooms each with mirror wardrobes and family bathroom with shower. There is full gas central heating and double glazing. All blinds, curtains and light fittings are included in the sale. The flat has been finished to a high standard with natural wood doors and surrounds and laminate flooring in the hallway and lounge. There is an entry phone system and good storage throughout the flat. Externally there is an allocated parking space to the rear, private bin store and communal bicycle shed. Trinity Factors manage the block on behalf of the various proprietors and there is also a block insurance policy which they administer. In summary for ease of maintenance, quality of accommodation and quiet location with easy access to the City Centre viewing of this delightful flat is highly recommended.

Location

The property is situated in the popular residential area of Ardmillan which is in close proximity of the City Centre. Ardmillan Place is a quiet residential street and the block is situated next to Ardmillan Bowling Club. There are excellent local facilities at Gorgie and Dalry and the City Centre is a short distance away with a wide variety of retail outlets, restaurants, bars and leisure facilities. The Fountain Park Leisure Centre is close at hand and which includes a multi screen cinema, bowling alley and bars and restaurants. Pleasant walks can be enjoyed at the Meadows, Bruntsfield Links and along the Union Canal. Napier University is within walking distance and there are excellent communications to both Heriot Watt and Edinburgh Universities as are the varied amenities in nearby Morningside and Bruntsfield. There is an excellent public transport service close at hand giving easy access to the City Centre and all districts of Edinburgh. Haymarket Railway Station is also within walking distance.

The accommodation comprises

Entrance Hallway

Good sized "L" Shaped hallway giving access to all rooms. Shallow cupboard housing meters and further deep storage cupboard. Laminate flooring. Panel radiator. Entry phone handset. Smoke alarm. Two double power points plus telephone point.

Lounge

Approximately 13'11" x 12'10"



Situated to the front of the property. A bright room with twin windows for maximum light. Window blinds. Laminate flooring. Panel radiator. TV aerial point and telephone point. Ample supply of power points.

Kitchen

Approximately 7'8" x 9'1" at widest points



Enjoying a quiet aspect to the rear. A contemporary style kitchen well fitted with a range of beech laminated wall and base units. Inset white sink unit with mixer taps and tiled splashback. Ariston gas hob and Indesit electric oven. Cooker hood. Hotpoint fridge freezer and Zanussi washer/dryer. Halogen spot lights. Ceramic tiled floor. Ample supply of power points.

Bedroom 1

Approximately 10'5" x 10'1"



Located to the front. Fitted wardrobe with mirror doors. Window blind. Panel radiator. Fitted carpet. Telephone point and three double power points.

Bedroom 2

Approximately 6'9" x 10'1"

Situated to the rear. Fitted wardrobe with mirror doors. Window blind. Panel radiator. Fitted carpet. Three double power points.

Bathroom

White three piece suite and Mira Sport instant electric shower above bath. Glass shower screen. Part tiled around bath. Panel radiator. Vinyl flooring. Extractor fan.



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

All measurements are approximate.