



6 (2F2) Ardmillan Terrace, Edinburgh, EH11 2JN  
*Spacious two-bedroom top/second floor flat close to excellent amenities*

URQUHARTS  
EDINBURGH



## DESCRIPTION

6 (2F2) or flat 6 Ardmillan Terrace is a spacious two-bedroom top/second floor flat with pleasant outlook over the bowling green to the rear, situated in the popular Ardmillan area, neighbouring Dalry & Gorgie. The location is superb with excellent local amenities, schools and universities and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright sitting room with twin windows and feature original fireplace; spacious dining kitchen overlooking the rear garden and bowling green, with wall & base units, appliances and pantry/store; two good-sized double bedrooms; bathroom and separate WC.

## ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Two double bedrooms. Bathroom. WC.

Gas central heating. Double Glazing. Communal rear garden. Residents permit and on-street pay & display parking.

## LOCATION

Ardmillan, Dalry and neighbouring Gorgie are popular residential districts lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station & the Edinburgh Tram services nearby it is

the ideal location for young professionals, commuters, or university/college students. The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Pure Gym, Fountain Park Leisure Complex, which houses a Cinema, Bowling, Nuffield Gym, and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds & curtains, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

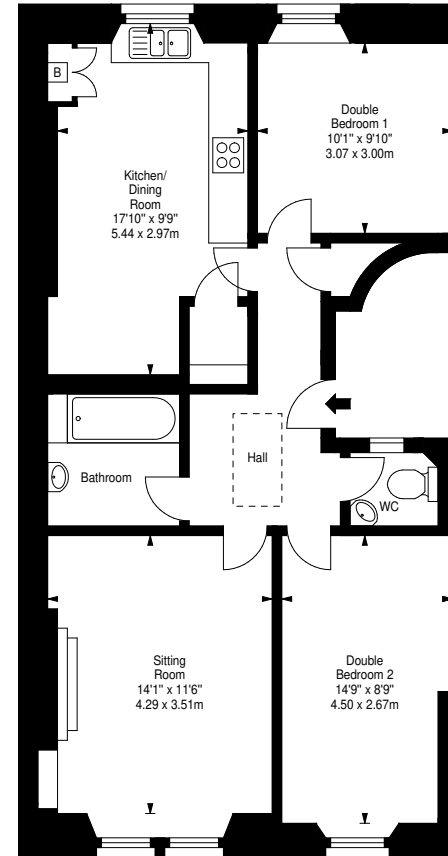
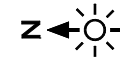
The property has a Council Tax Band C

The property has an Energy Rating Category D

Flat 6,  
6 Ardmillan Terrace,  
Edinburgh, EH11 2JN



Approx. Gross Internal Area  
766 Sq Ft - 71.16 Sq M  
For identification only. Not to scale.  
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Second Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).