



Thorntons
The right way to move

4/12, Ardmillan Terrace,
Edinburgh EH11 2JN





Summary

Situated on the third floor of a traditional stone-built tenement, this two-bedroom flat offers bright and practical accommodation in a convenient Edinburgh location. The property features a spacious open-plan living, kitchen and dining room with a modern fitted kitchen and breakfast bar, two bedrooms, a bathroom and separate WC. The principal bedroom benefits from fitted mirrored wardrobes, while the second bedroom provides flexibility as a bedroom or home office. Externally, residents have access to an attractive shared rear garden with lawn and mature planting.

Features

- Third-floor traditional tenement flat
- Convenient Edinburgh location
- Spacious open-plan living accommodation
- Modern fitted kitchen
- Breakfast bar/dining area
- Two bedrooms (principle with fitted wardrobes)
- Modern Bathroom, Separate WC
- Shared rear garden
- Gas Central Heating - Combi Boiler, Double Glazing

Room Measurements

Living/Kitchen/Dining Room

5.91m x 3.26m (19'5" x 10'8")

Bedroom 1 3.82m x 2.95m (12'6" x 9'8")

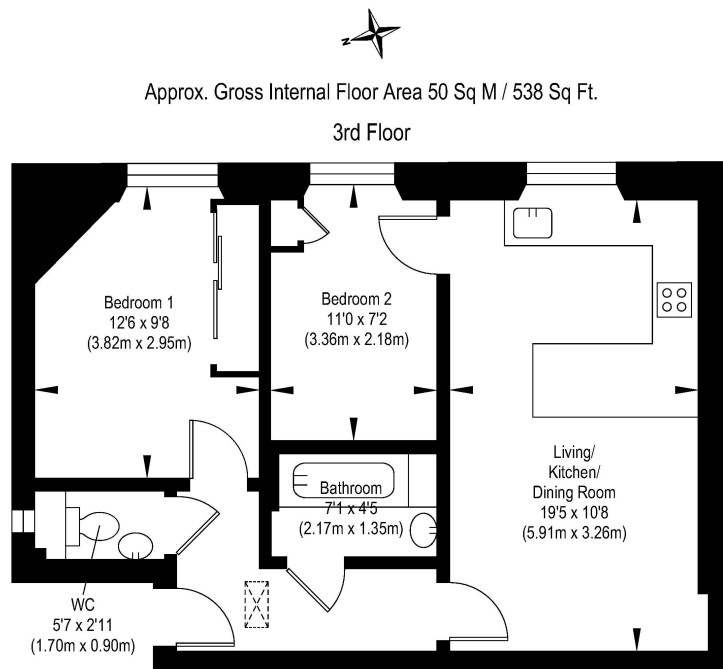
Bedroom 2 3.36m x 2.18m (11'0" x 7'2")

Bathroom 2.17m x 1.35m (7'1" x 4'5")

WC 1.70m x 0.90m (5'7" x 2'11")



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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