

Flat 10, 4 Ardmillan Terrace

GORGIE/DALRY, EDINBURGH, EH11 2JN



*BRIGHT TWO-BEDROOM TOP-FLOOR
APARTMENT WITH CENTRAL LOCATION*



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Set within a well-maintained traditional building in a highly convenient central location, this beautifully presented two-bedroom top-floor flat combines period character with bright, contemporary living spaces and lovely open views.

At the heart of the property is a generous open-plan kitchen, dining and living space, creating an inviting setting for both everyday living and entertaining. The room has an abundance of natural light streaming through the windows and pleasant views extending beyond.

The kitchen has been thoughtfully designed to make excellent use of the available space, with a practical layout and well-fitted units that blend seamlessly into the open-plan setting. The generous proportions allow for a dedicated dining area alongside a comfortable living space, creating a room that feels both sociable and functional.





The property offers two well-proportioned double bedrooms, each benefiting from its own fireplace, adding warmth and character to the rooms. Both bedrooms provide comfortable and versatile accommodation, whether used as restful bedrooms, guest accommodation or a home-working space.





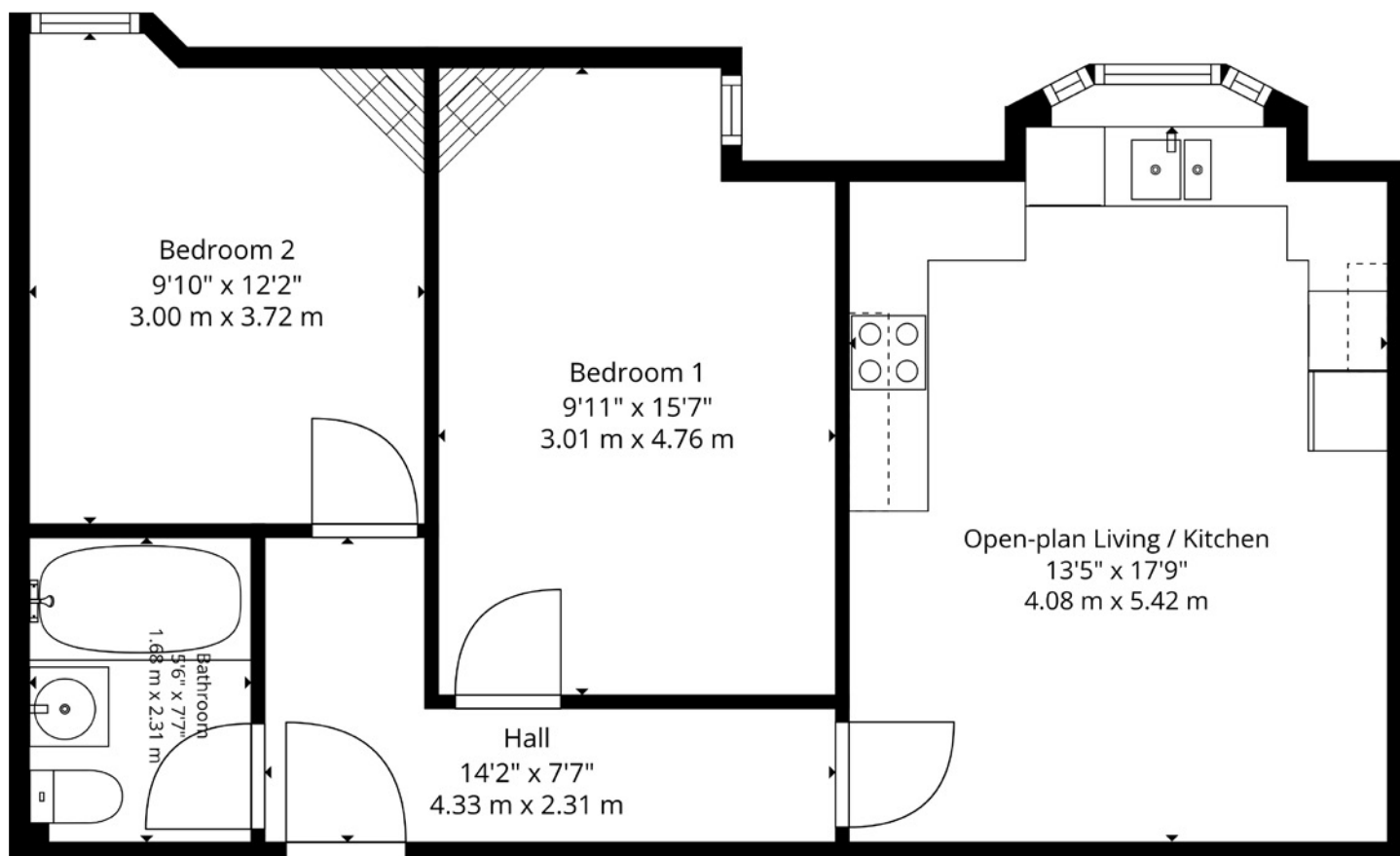
Bedroom 2





The bathroom has a clean, contemporary finish, featuring an integrated bath and shower and full-height tiling, creating a bright and fresh environment with a timeless feel.





Gross internal floor area (m²): 58m²

EPC Rating: C

Floor Plan



Approached via a beautifully maintained communal staircase, the property enjoys a sense of care and presentation from the moment you enter the building. Outside, residents can also enjoy a well-kept communal garden, providing an attractive shared outdoor space.





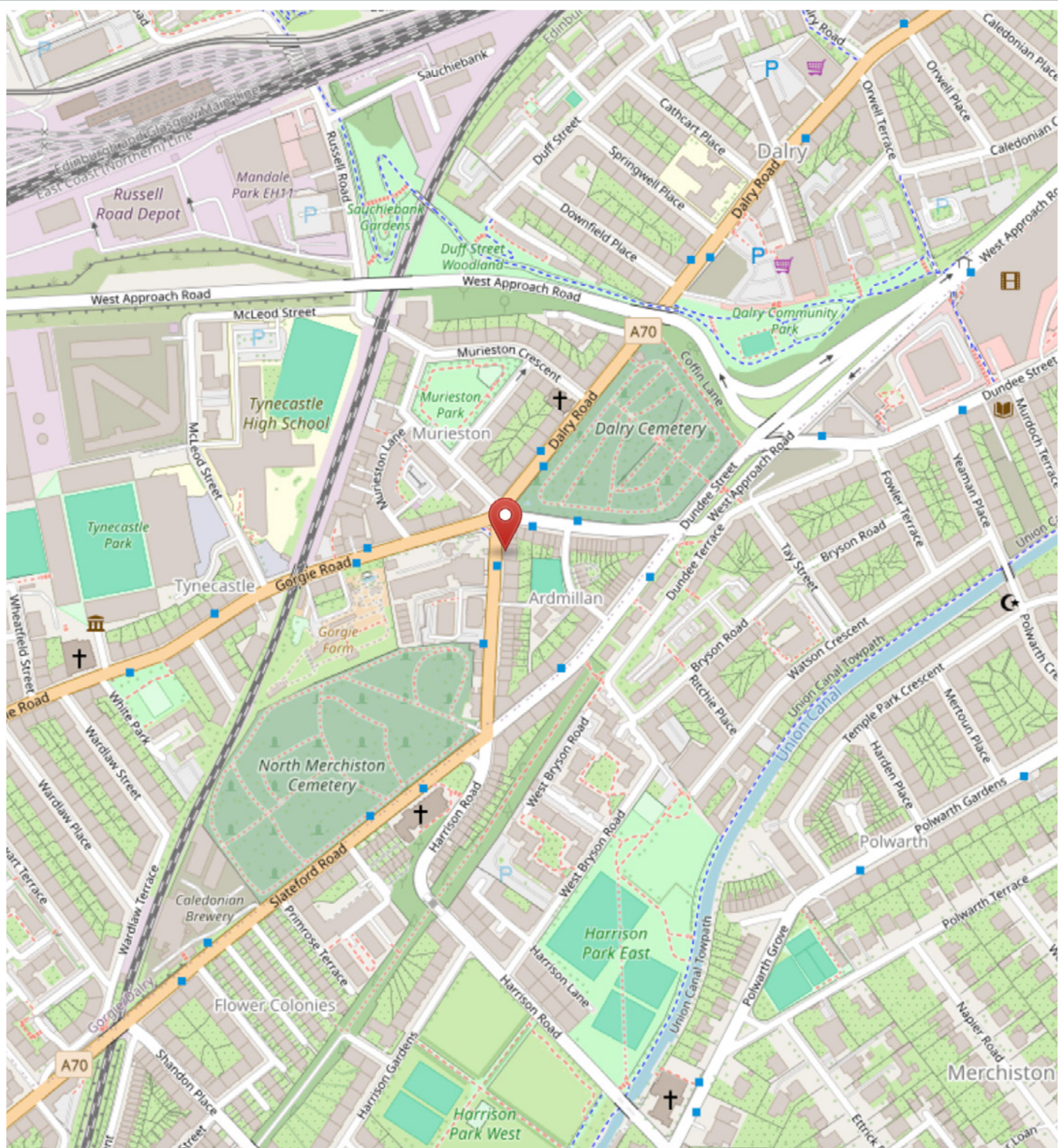
Ardmillan Terrace is ideally positioned in the popular Ardmillan area, just west of Edinburgh city centre and within easy reach of Dalry, Gorgie, Slateford and Fountainbridge.

Everyday convenience is right on the doorstep, with local shops, cafés, restaurants, pharmacy and other amenities close by, while Dalry Road offers a wider selection of independent shops, food outlets and services. A Sainsbury's is around 0.2 miles away, with Lidl, Co-op and Nisa Local also within easy reach.

For commuters and city workers, Haymarket Station is approximately 0.6 miles away, providing excellent rail connections as well as tram and bus links across the city and beyond. Slateford Station is also nearby.

The location is particularly well placed for enjoying Edinburgh's city attractions, with Fountainbridge, Bruntsfield and the West End all readily accessible, while the Water of Leith and surrounding green spaces provide opportunities for walking and cycling.

The Location



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Exchange
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