

**70/4 Angle Park Terrace
Edinburgh EH11 2JP**

Offers Over £175,000

- Large living/dining room featuring gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Large double bedroom
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing throughout
- Communal garden
- Residents permit parking

Council Tax Band: B

Tenure: Freehold

Shared Ownership: No



Flat

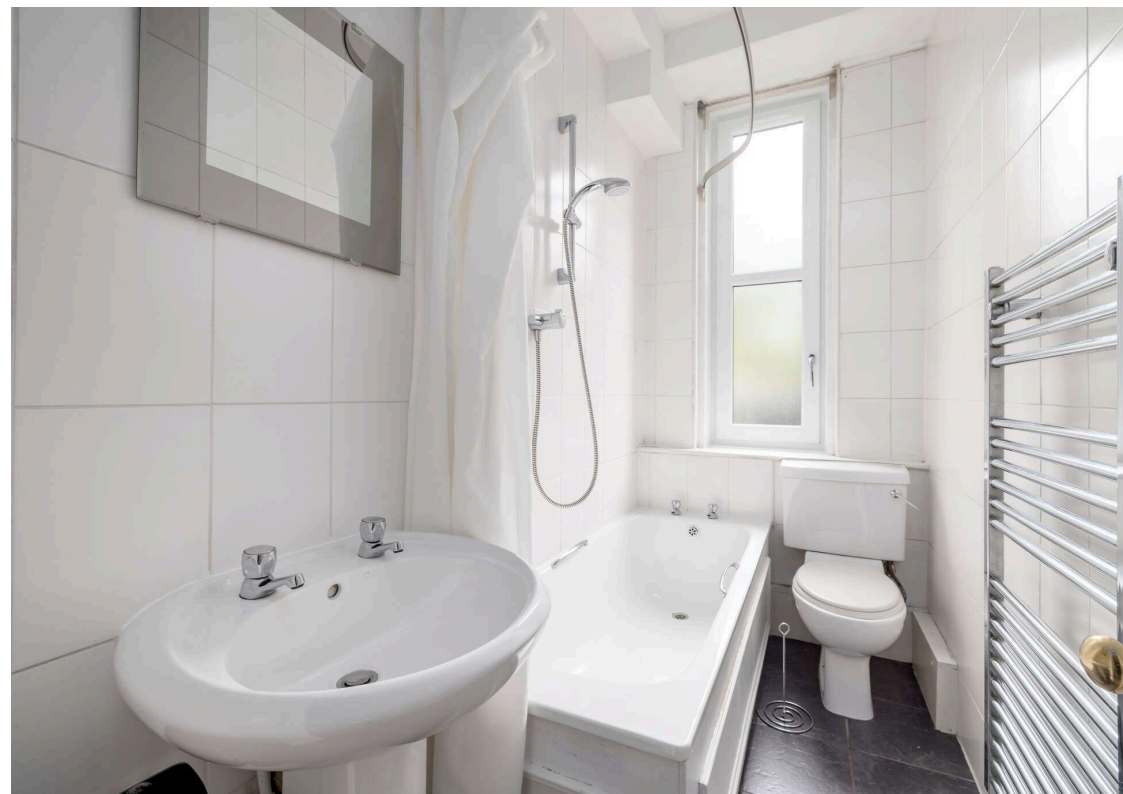
Blair Cadell are delighted to present this superb one-bedroom tenement flat in the ever-popular Ardmillan area. Recently redecorated and beautifully maintained, this charming property is sure to appeal to a wide range of buyers-early viewing is highly recommended.

The accommodation comprises a spacious living/dining room complete with a decorative fireplace, creating a warm and welcoming space ideal for entertaining. The kitchen is fitted with an array of wall and floor-mounted units, a gas hob, electric oven, and includes white goods in the sale. The generous double bedroom features a charming window seat with built-in storage, adding both character and practicality. The bathroom is fitted with a classic three-piece suite and benefits from a mains-powered shower over the bath. Off the hallway, a large storage cupboard offers ample additional space. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, a well-maintained communal garden is located to the rear, and on-street permit parking is available. **Please note:** No warranties for systems

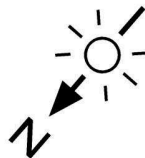
Ideally situated in Ardmillan, just west of the city centre, the area enjoys excellent transport links, including frequent bus services and easy access to Edinburgh International Airport. Haymarket Station is within walking distance, ideal for commuters. Local amenities are abundant, with nearby Sainsbury's Local, Lidl, Aldi, a large Sainsbury's at Westfield, Edinburgh West Retail Park, and a 24-hour ASDA. For leisure and recreation, residents can enjoy Harrison Park, the Union Canal, Fountain Park Leisure Complex, Dalry Swim Centre, and a variety of popular cafes, bars, and restaurants.

Viewing by appointment on 0131 337 1800

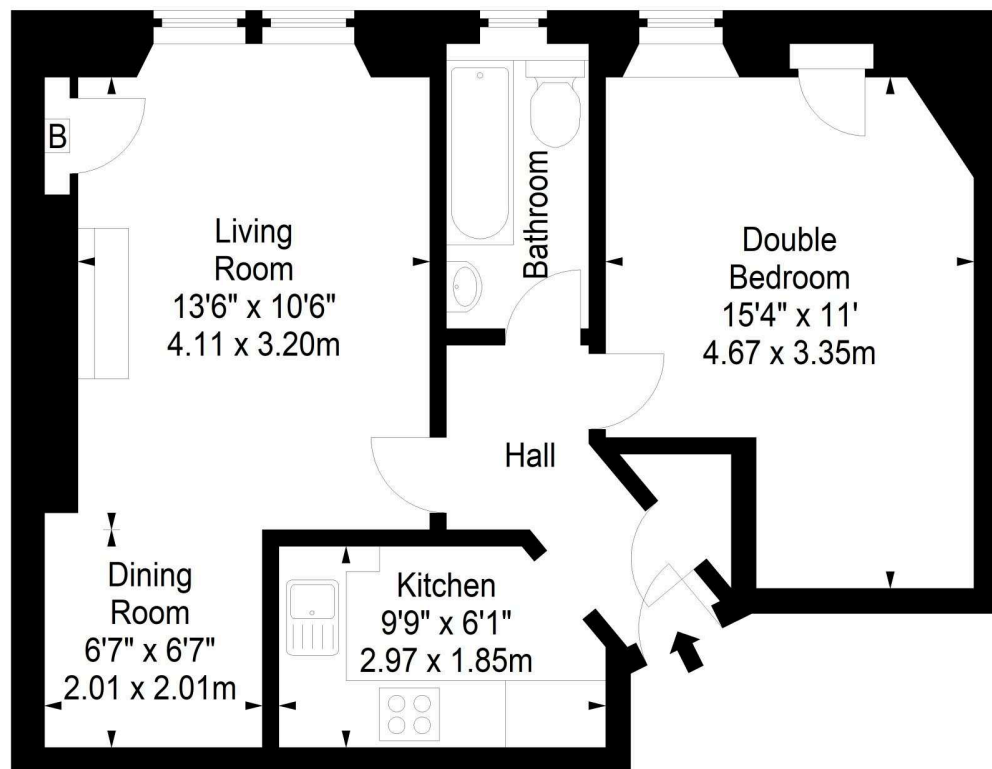




Angle Park Terrace, Edinburgh, EH11 2JP



Approx. Gross Internal Area
521 Sq Ft - 48.40 Sq M
For identification only. Not to scale.
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First Floor



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