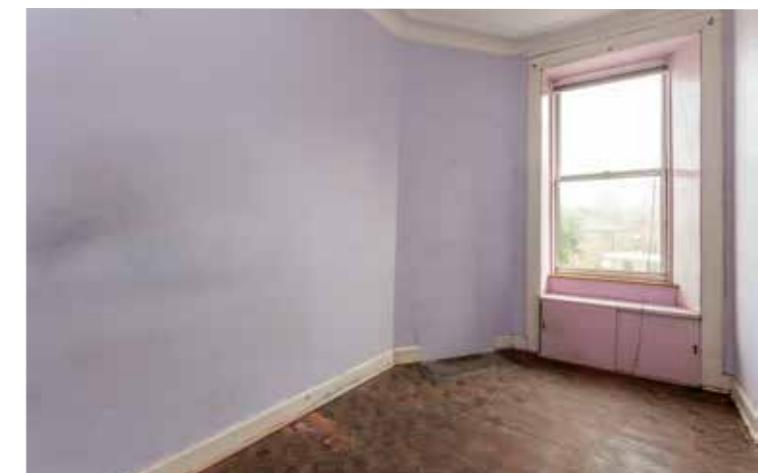


9/7 Ardmillan Place,
Edinburgh
EH11 2JU

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room with gas fire
- Kitchen
- 2 Bedrooms
- Bathroom
- WC

features

- Open outlook
- Gas central heating
- Double glazing
- Well maintained communal garden
- Secure entry

description

9/7 Ardmillan Place offers the discerning purchaser an opportunity to create a wonderful home. This top floor flat could be an excellent project for someone with flair and imagination to make it their own. The accommodation comprises entrance hall, sitting room with gas fire and open outlook to the rear of the building, with kitchen off, 2 bedrooms, bathroom and separate wc. The property does benefit from gas central heating, double glazing, a secure entry phone system and a beautiful rear communal garden.

further information

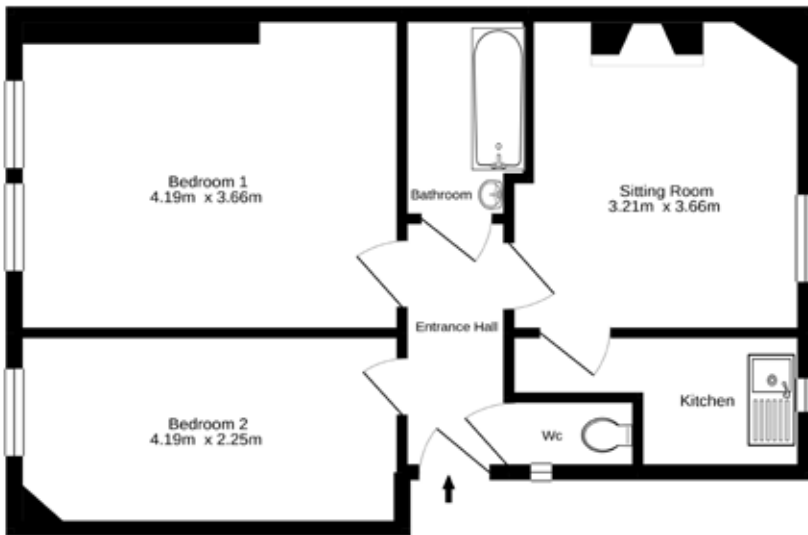
EPC Band: E
Home Report Value £160,000

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Ground Floor
46.1 sq.m. approx.



TOTAL FLOOR AREA: 46.1 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with floorplan 6.0202



cameron stephen & co
 14 constitution street,
 edinburgh eh6 7bt
 0131 555 1234 fax: 0131 555 2299
 property@cameronstephen.co.uk
 www.cameronstephen.co.uk