cameron stephen
& co.



3 Ardmillan Place
Edinburgh
EH11 2JU

1 1 1

Lower Flat









accommodation

- Entrance vestibule & hallway
- Sitting room
- Dining kitchen
- Bedroom with dressing area
- Shower room

features

- Gas central heating
- Refurbished sash & case windows with shutters
- Private garden to front
- Communal garden to the rear
- Beautiful starter flat in move in condition

description

Bright lower, main door flat with private garden to the front and communal garden to the rear, in a quiet location, ideal for commuting into the City Centre. The accommodation comprises entrance vestibule and hall with laminate floor, welcoming sitting room with twin windows overlooking the private garden, feature fireplace with gas living flame fire and press cupboard. There is a spacious kitchen / dining room to the rear of the building which naturally falls into cooking and eating areas and another feature fireplace with gas fire (disconnected). There is a bedroom, also located to the rear of the property overlooking the rear garden with working shutters and a dressing area, and there is a shower room with white 2 piece suite and walk in shower cubicle with thermostatic shower fitting.

EPC:
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Home Report Value:
£210,000

There is private garden located to the front of the property which has been laid with artificial grass with mature border and hedging as well as a path. There is an area of communal garden located to the rear of the building, accessed from a communal lane to the side of Number 4. Overall, this is a charming main door flat which must be viewed to be fully appreciated.

Items to be included in the sale price:

Fitted floor coverings, ceiling light fittings, curtains, blinds and integrated kitchen appliances.





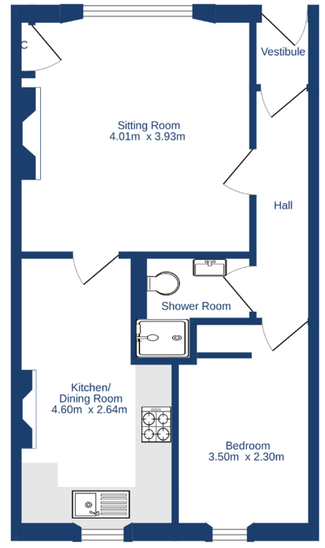








Ground Floor
41.5 sq.m. approx.



Ardmillan Place

TOTAL FLOOR AREA : 41.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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