

29 Angle Park Terrace

Shandon, Edinburgh, EH11 2JT



Unique 2 bedroom main door home set over ground and garden level, with direct access into beautifully kept garden.





DESCRIPTION

This unique, 2 bedroom main door home, situated between Gorgie Road and Polwarth is set over ground and garden levels and retains some lovely traditional features including original cornicing, fireplace and working shutters.

The property is accessed via a main door reached via a small set of steps from street level. On the ground floor the living room is to the front, with a small cupboard/desk space off. At the rear, is the modernised open-plan kitchen and living room with an open outlook over the gardens below. There's a small toilet before the stairs leading down to the garden level where there's a double bedroom to the front looking out on the small private basement garden, a shower room then a lovely master bedroom, with ensuite bathroom to the rear, also benefiting from French doors out to a well maintained communal garden.

LOCATION

The property is located just over a mile from the city centre, easily accessed along the Western Approach Road. The offices of Edinburgh's financial district are within walking distance and bus access to Edinburgh Park, The Gyle and Edinburgh Airport are literally on the doorstep.

Shopping nearby includes a Sainsbury's at Gorgie and a 24 Hour ASDA at Chesser. It's just a short walk to Fountain Park Leisure complex, Harrison Park and the Union Canal and popular areas of The Meadows and Bruntsfield Links are nearby.

FEATURES

- Gas central heating
- Double glazing
- Traditional features





Market Valuation

£315,000.

Garden

Shared with private access

Parking

On street permit

Services

The property is heated by gas central heating

Fixtures and Fittings

All fitted carpets and floor coverings, curtains, blinds, light fittings, and integrated kitchen appliances are included in the sale price

EPC Rating D

Total Floor Area

1256 sqft / 116.68 sqm

Home Report

The condition of the property is available in the Home Report available to download from our website:

www.umega.co.uk/29-angle-park-terrace

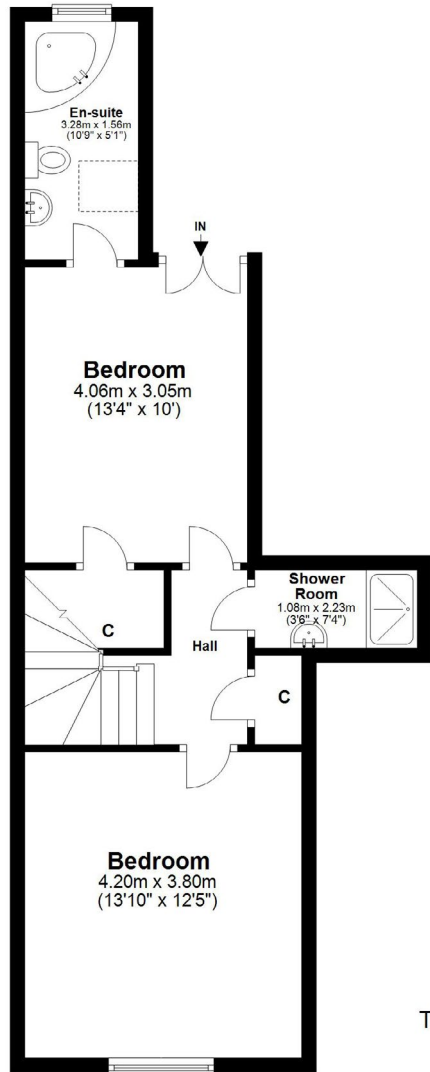
3-D Virtual Viewing

[Click here for a 3D virtual tour of the property](#)

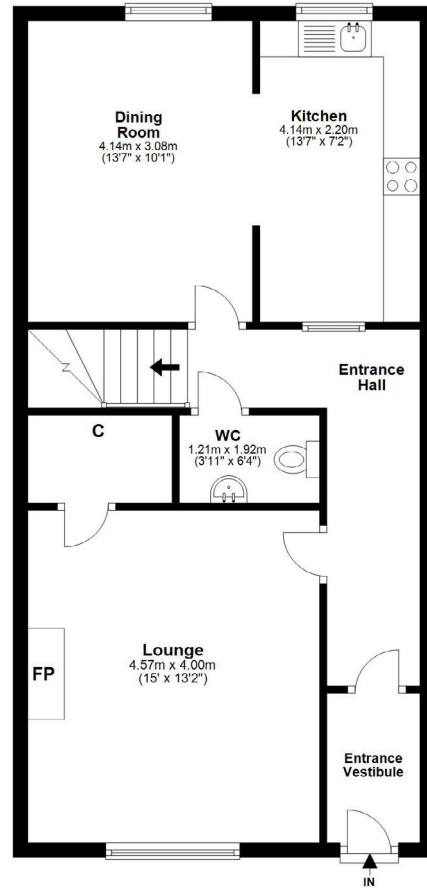




Garden Level



Ground Floor



Total area: approx. 105.9 sq. metres (1139.5 sq. feet)
29 Angle Park Terrace, Edinburgh

