

campbell
smith

24, PFI Dundonald Street,
Edinburgh,
EH3 6RY



- Generous, versatile ground floor flat in move-in condition
- New Town setting close to city centre
- High ceilings and original cornicing
- Stylish sitting/dining/kitchen with integrated appliances
- Double bedroom
- Second double bedroom/Sitting room with sanded floor
- Box room / Study
- Lovely bathroom with shower over bath
- Gas central heating
- Entryphone
- Shared rear garden









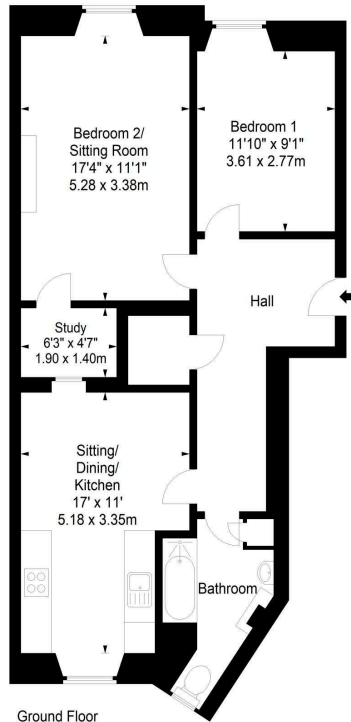




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Edinburgh, EH3 6RY



Approx. Gross Internal Area
752 Sq Ft - 69.86 Sq M
For identification only. Not to scale.
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Ground Floor

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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The curtains, blinds, desk in the box room/study, electric fire, cooker hood, oven, hob, fridge-freezer, washer-dryer, and dishwasher are included



Buses

Dundas Street - 23, 27. Rodney Street - 8, 13. Tram stop coming at Picardy Place



Shops

Tesco Express on Dundas Street, Rodney Street, Tesco Superstore on Broughton Road, Lidl on Logie Green



Schools

Broughton PS, St Mary's RC PS, Drummond Community High, St Thomas of Aquin's RC HS



Parking

Council resident permit



Council Tax Band - E



EPC - C



Factor

None



Pricing & Viewing

For current price and viewing please telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.