

campbell
smith

21, 2f2 Leopold Place,
EDINBURGH,
EH7 5LB



- South facing second floor Georgian flat
- Close to city centre
- Generous accommodation
- Period and contemporary features
- Entryphone
- Elegant twin windowed sitting/dining room
- Dining hall
- Stylish fitted breakfasting kitchen
- 3 double bedrooms/2 with en suite
- Attractive bathroom with shower over the bath
- Gas central heating
- Working shutters & refurbished original windows with draught proofing & double glazed window panes
- Cellar

Offers Over : £510,000

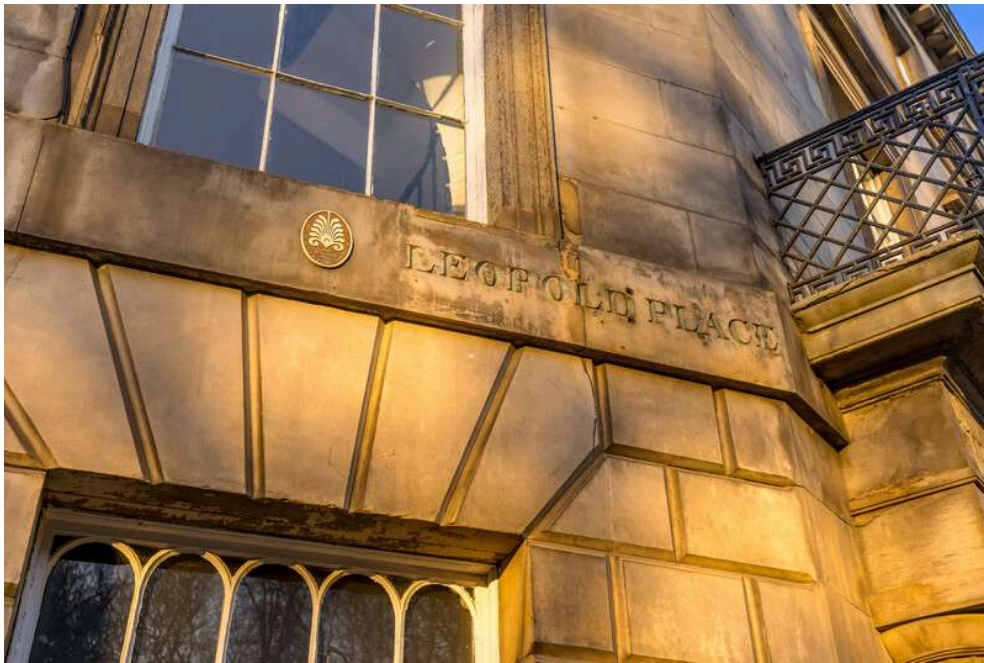
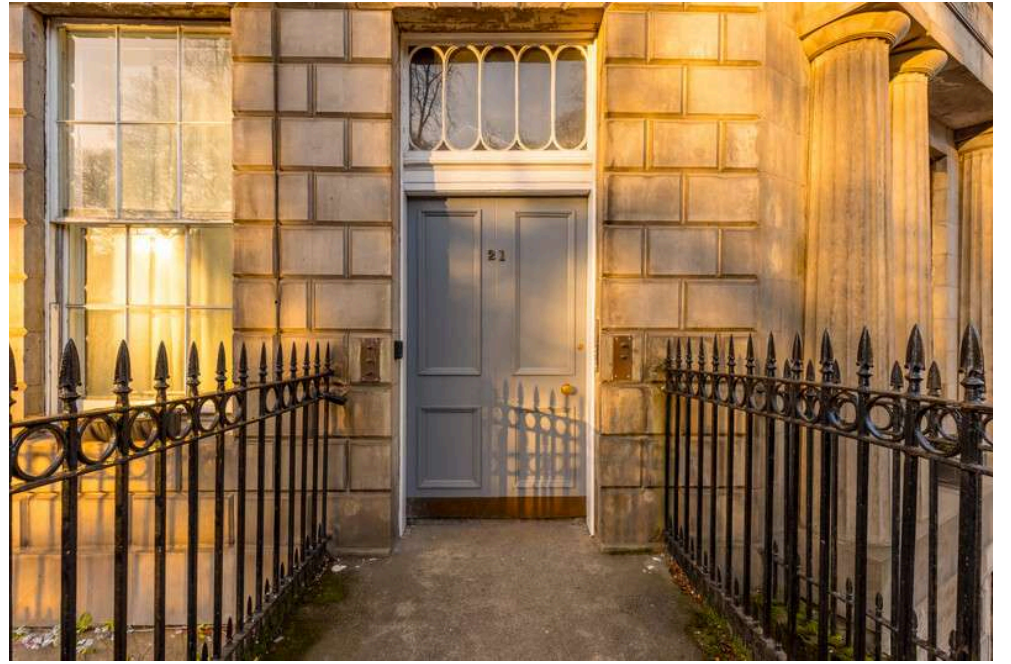








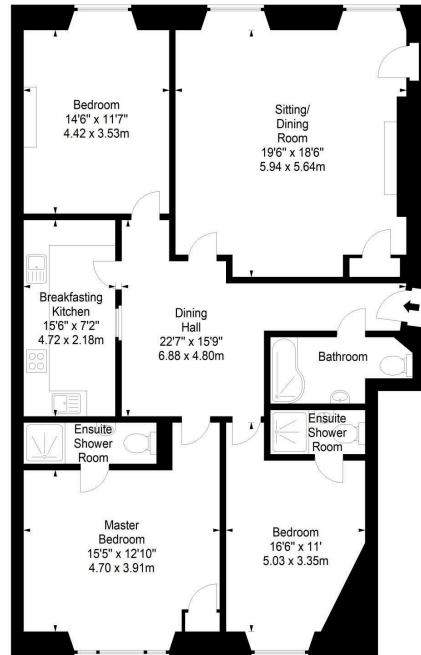




Leopold Place,
Edinburgh,
Midlothian, EH7 5LB



Approx. Gross Internal Area
1404 Sq Ft - 130.43 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



campbell
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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The oven, hob, fridge, washing machine and dish washer are included. The furniture is available by separate negotiation



Buses

London Rd - 1, 4, 5,19, 34, 45, 253, N26



Shops

City centre, Elm Row, Leith, St James Quarter, Multrees Walk



Schools

Leith Walk PS, St Mary's RC PS, Drummond Community High, St Thomas of Aquin's RC High



Parking

Council resident's parking permit



Council Tax Band - E



EPC - C



Factor

None



Viewing

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.