

campbell
smith



56 Connaught Place,
Edinburgh,
EH6 4RN

- Main door lower villa flat in modern landscaped development
- Peaceful cul de sac setting
- Sitting room enjoying a pleasant view
- Shaker style kitchen with appliances
- 2 bedrooms – both with built-in storage
- Bathroom with three piece suite & a hand shower
- GCH/DG
- Private single garage
- Unallocated resident's parking
- Factored communal landscaped gardens

Offers Over : £260,000

és pc / rightmove  / Zoopla /  //  // 

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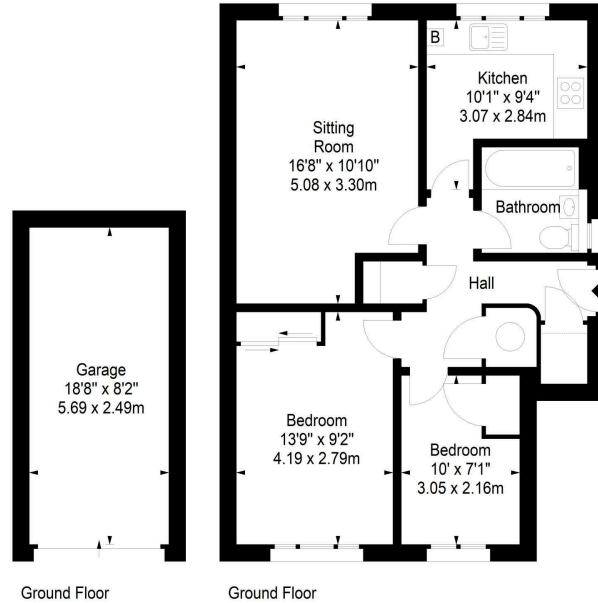


Approx. Gross Internal Area
607 Sq Ft - 56.39 Sq M

Garage

Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M

For identification only. Not to scale.
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+ Extras
The white goods in the kitchen, curtains, blinds and fitted carpets are included. No warranty is given regarding the systems or any appliances

Buses
Ferry Rd - 14, 21, H14, N14. Newhaven Road - 11

Shops
Sainsbury on Craighall Road, Ferry Road including Morrisons, Goldenacre, Stockbridge

Schools
Trinity PS, Holy Cross RC PS, Trinity Academy, St Thomas of Aquin's RC HS

Parking
Private single garage and unallocated resident's parking

Council Tax Band - D

EPC - C

Factor
Ross Liddel. Approx £60 per month for upkeep of communal green spaces and communal buildings insurance

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.



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