## campbel smitr





114/7 Crewe Road North. Edinburgh, EH5 2NE

- Generous modern penthouse
- Move in condition
- Lift, Factor, Entryphone
- Sitting/dining room with Juliette balcony
- · Stylish, fully fitted dining kitchen with Juliette balcony
- Master bedroom with dressing room & en suite shower room
- 3 further bedrooms
- Stylish family bathroom with separate power shower
- Excellent storage
- GCH/DG
- Fibre optic installation point at flat entrance door
- Secure, allocated parking







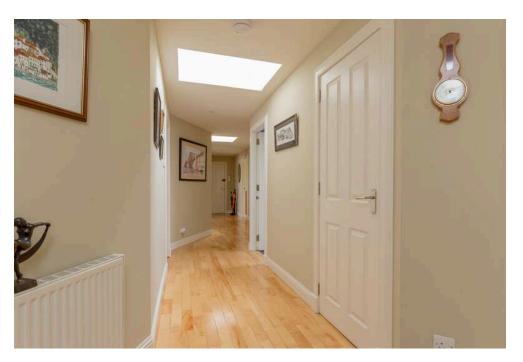














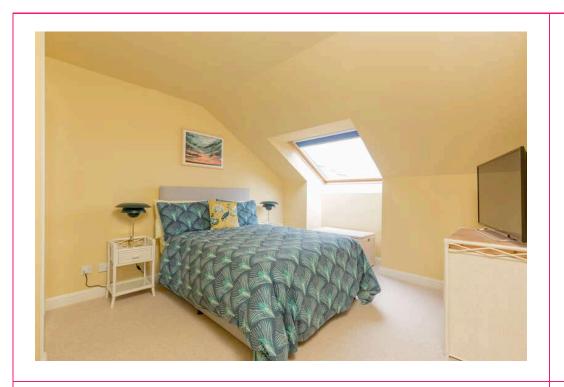








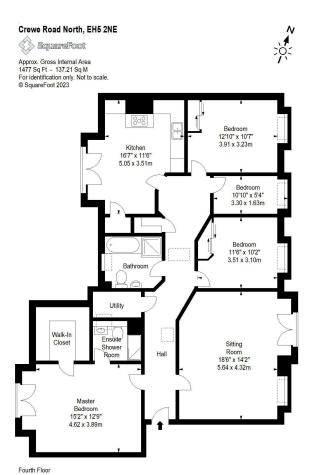














21 York Place, Edinburgh, EH1 3EN Tel: 0131 555 2999

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camsmith.co.uk



**Extras** 

The fitted carpets, blinds, curtains & kitchen white goods are included



Crewe Road North - 19, 38, 47, 47B, X29, X37. Ferry Rd - 21, 27



Shops

Morrisons on Ferry Rd, Goldenacre, Craigleith Retail Park



Schools

Forthview PS, St Davids RC PS, Craigroyston HS, St Thomas of Aquin's RC HS



Parking

Secure, allocated parking space



Council Tax Band G



PEPC C



James Gibb - approx. £110 per month, reviewable. Covers communal, lift and green space maintenance & buildings insurance



Pricing & Viewing

For current price and viewing please telephone Campbell Snith 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.