

campbell
smith

94 Stevenson Road,
Edinburgh,
EH11 2SJ

- Upper villa flat offering great potential
- Driveway, garage & garden
- Ground floor entrance
- Upper hallway
- Sitting room
- Kitchen
- 2 double bedrooms
- Shower room
- Floored attic
- GCH/DG





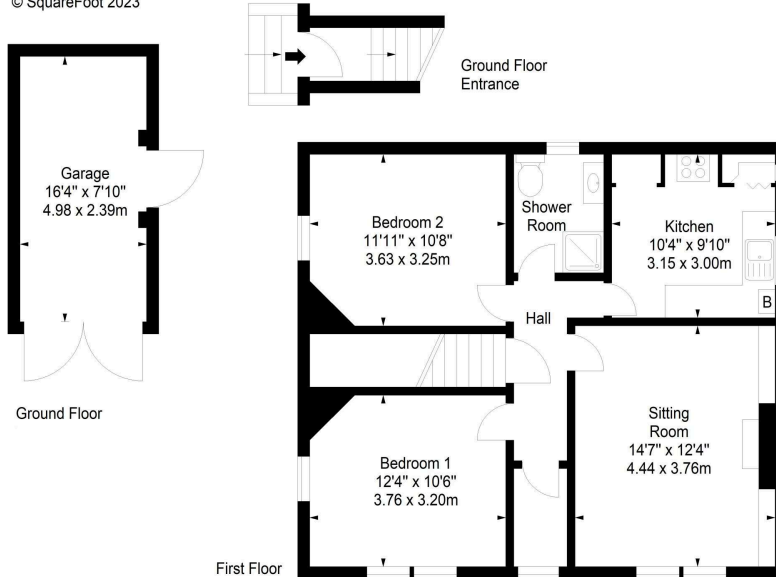




Stevenson Road,
Edinburgh,
Midlothian, EH11 2SJ



Approx. Gross Internal Area
744 Sq Ft - 69.12 Sq M
Garage
Approx. Gross Internal Area
126 Sq Ft - 11.71 Sq M
For identification only. Not to scale.
© SquareFoot 2023



+ Extras
No warranty is given regarding the systems or any appliances. The property is sold as seen

 Buses
Stevenson Road - 1, 2, 22, 30, N30

 Shops
Sainsburys on Westfield Road, Gorgie Road

 Schools
Balgreen PS, St Cuthbert's RC PS, Tynecastle HS, St Augustin's RC HS

 Parking
Driveway and garage

 Council Tax Band - D

 EPC - D

 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.



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk