

campbell
smith

17 Gilmerton Dykes
Avenue,
Edinburgh,
EH17 8ND



- Main door lower villa flat offering great potential
- Tree lined backdrop
- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double Glazing
- Gardens front and rear



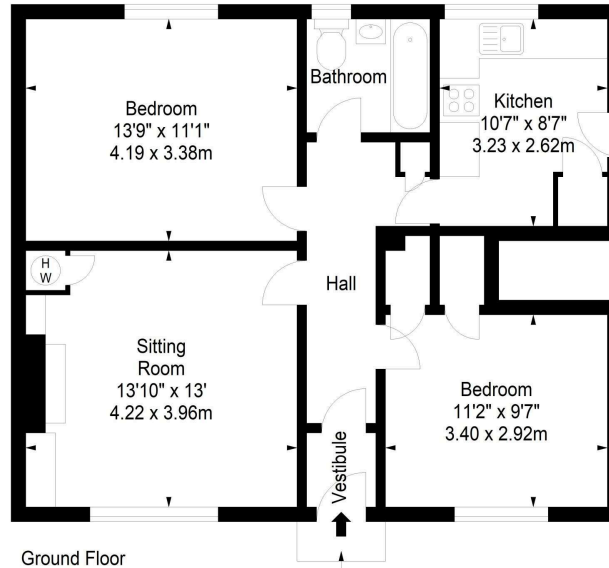




Gilmerton Dykes Avenue,
Edinburgh,
Midlothian, EH17 8ND



Approx. Gross Internal Area
702 Sq Ft - 65.22 Sq M
For identification only. Not to scale.
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Ground Floor



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

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

 Buses
Gilmerton Dykes Street - 7, 11, Skylink 400, N11, N400

 Shops
Local shops on Gilmerton Dykes Street. Gilmerton Road inc Morrisons

 Schools
Gracemount PS, St John Vianney RC PS, Gracemount HS, St Holy Rood RC HS

 Parking
On street

 Council Tax Band - B

 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.