

campbell
smith

12/3 Craigleith Avenue
South,
Edinburgh,
EH4 3LQ



- Generous second floor flat offering great potential
- Sought after area
- Factored building with secure entryphone
- Lovely landscaped communal gardens
- Sitting room
- Dining room with balcony
- Breakfasting kitchen
- 3 double bedrooms
- Modern wet room, additional wc
- GCH/DG
- Tandem garage

Offers Over : £330,000









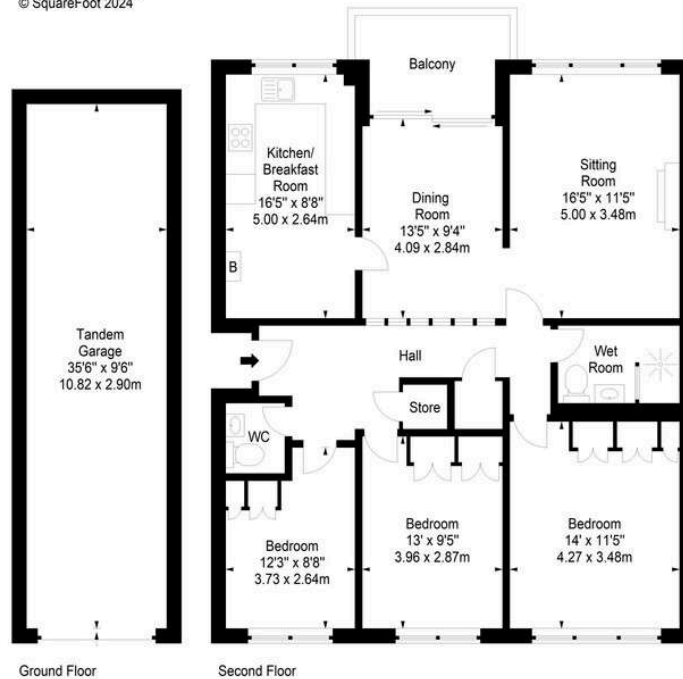




Craigeith Avenue South,
Edinburgh,
Midlothian, EH4 3LQ



Approx. Gross Internal Area
1109 Sq Ft - 103.03 Sq M
Garage
Approx. Gross Internal Area
341 Sq Ft - 31.68 Sq M
For identification only. Not to scale.
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Ground Floor

Second 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

Buses
Craigeith Crescent - 38, Ravelston Dykes - 13, 38

Shops
Blackhall, Craigeith Retail Park

Schools
Blackhall PS, St Andrew's Fox Covert RC PS, The Royal High Secondary School, St Augustine's RC HS. Stewart Melville & Mary Erskine within easy reach

Parking
Tandem garage with parking space in front, also on street parking

Council Tax Band - E

EPC - C

Factor
Ravelston Rise Proprietors Assoc - covers communal & green space maintenance & block buildings insurance - details on request

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.