

campbell
smith

27 Blinkbonny Gardens,
Edinburgh,
EH4 3HG



- Detached bungalow offering tremendous potential
- Sought after location
- Superb family home
- Versatile accommodation
- Entrance vestibule
- Hallway
- Bay windowed sitting room
- Dining kitchen
- Conservatory
- 4 good sized bedrooms, 2 of which are upstairs
- Bathroom with shower over bath
- Upstairs boxroom & separate wc
- GCH/DG
- Extensive cellarage
- Lovely secluded rear garden
- Double width drive leading to single garage









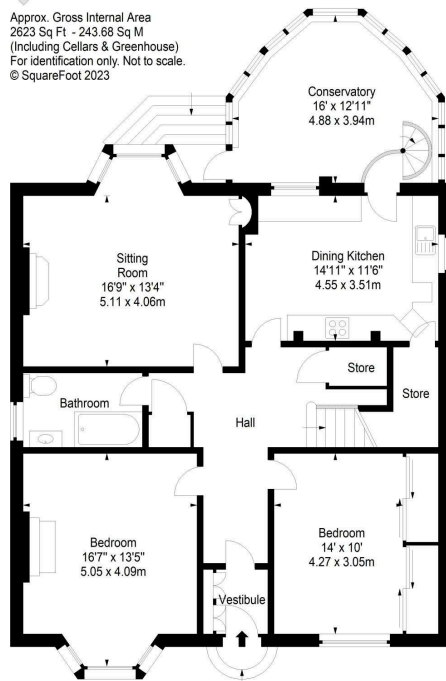




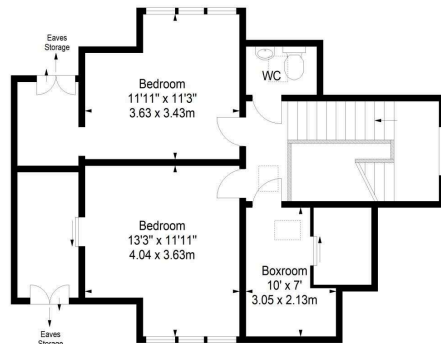
Blinkbonny Gardens, EH4 3HG



Approx. Gross Internal Area
2623 Sq Ft - 243.68 Sq M
(Including Cellars & Greenhouse)
For identification only. Not to scale.
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Ground Floor



First 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

Queensferry Road - 43, 47, 47B, N43



Shops

Craigleith Retail Park, Waitrose at Comely Bank, Blackhall



Schools

Flora Stevenson PS, St Mary's RC PS, Broughton HS, St Thomas of Aquin's RC HS. Stewart Melville, Mary Erskine & St George's within easy reach



Parking

Double width driveway leading to single garage



Council Tax Band - G



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.