

campbell
smith

51 Strachan Road,
Edinburgh,
EH4 3RQ



- Detached bungalow with great potential
- Opportunity to create a bespoke family home in a sought after area
- Sitting room
- Dining room
- Kitchen
- 3 double bedrooms
- Bathroom with separate shower
- GCH/DG
- Well screened gardens including a generous enclosed rear garden
- Driveway leading to single garage
- Please note that no.53 has obtained planning permission for a side extension & garage conversion. Details on Edinburgh Council's website

Fixed Price : £730,000



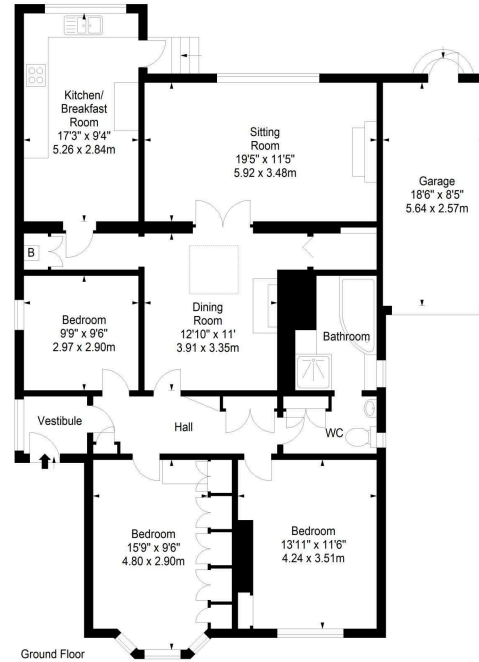




Strachan Road,
Edinburgh,
Midlothian, EH4 3RQ



Approx. Gross Internal Area
1471 Sq Ft - 136.66 Sq M
(Including Garage)
For identification only. Not to scale.
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Extras

The blinds, curtains, fitted carpets & kitchen white goods are included. No warranty is given regarding the services, systems or any appliances



Buses

Strachan Road - 13. Hillview - 13, 43, 47, 47B, N43



Shops

Newsagents on corner of Strachan Road. Hillview, Davidsons Mains, The Gyle & Craigleith Retail Park



Schools

Blackhall PS, Fox Covert RC PS, The Royal High, St Augustine's RC HS. Stewart Melville and Mary Erskine schools within easy reach



Parking

Long driveway leading to a single garage



Council Tax Band F



EPC D



Factor
N/A



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.

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