

campbell
smith



12 Traquair Park East,
Edinburgh,
EH12 7AW

- Delightful south facing semi detached villa set in generous gardens
- Versatile family sized accommodation
- Seasonal views to the Pentlands
- Lovely sitting room
- Spacious family/dining room with French doors
- Stylish fitted kitchen
- Utility room
- 3 double bedrooms, 2 of which are upstairs
- Most attractive and well proportioned bathroom with separate shower
- GCH/DG
- Extremely private mature rear garden
- Extensive driveway
- Single garage

Offers Over : £495,000









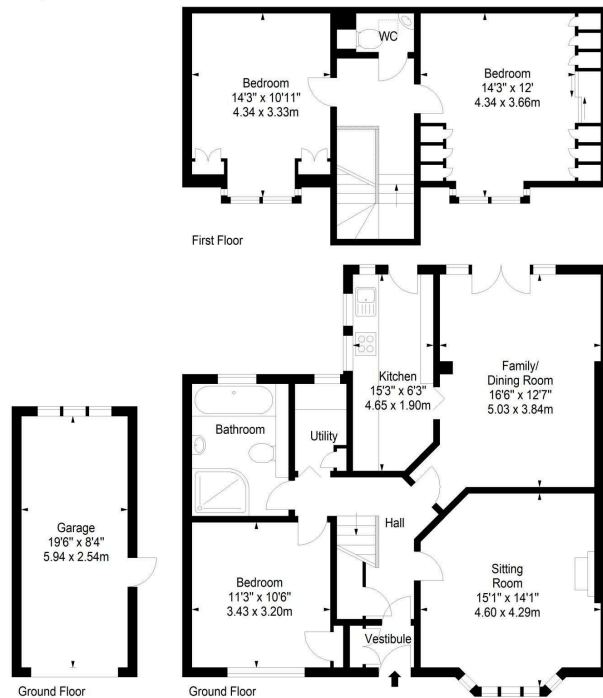




Traquair Park East,
Edinburgh,
Midlothian, EH12 7AW



Approx. Gross Internal Area
1322 Sq Ft - 122.81 Sq M
Garage
Approx. Gross Internal Area
161 Sq Ft - 14.96 Sq M
For identification only. Not to scale.
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camsmith.co.uk



Extras

The fitted carpets, and integrated kitchen white goods are included



Buses

Corstorphine Road - 12, 26, 31, 98, N18, N26



Shops

St John's Road, Tesco on Meadow Place Road, Gyle Shopping Centre



Schools

Carrick Knowe PS, Fox Covert St Andrew's RC PS, Forrester High, St Augustine's RC High



Parking

Extensive drive leading to a private single garage



Council Tax Band - G



EPC - D



Factor

None



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.