

campbell
smith

46 Summerside Street,
Edinburgh,
EH6 4NU



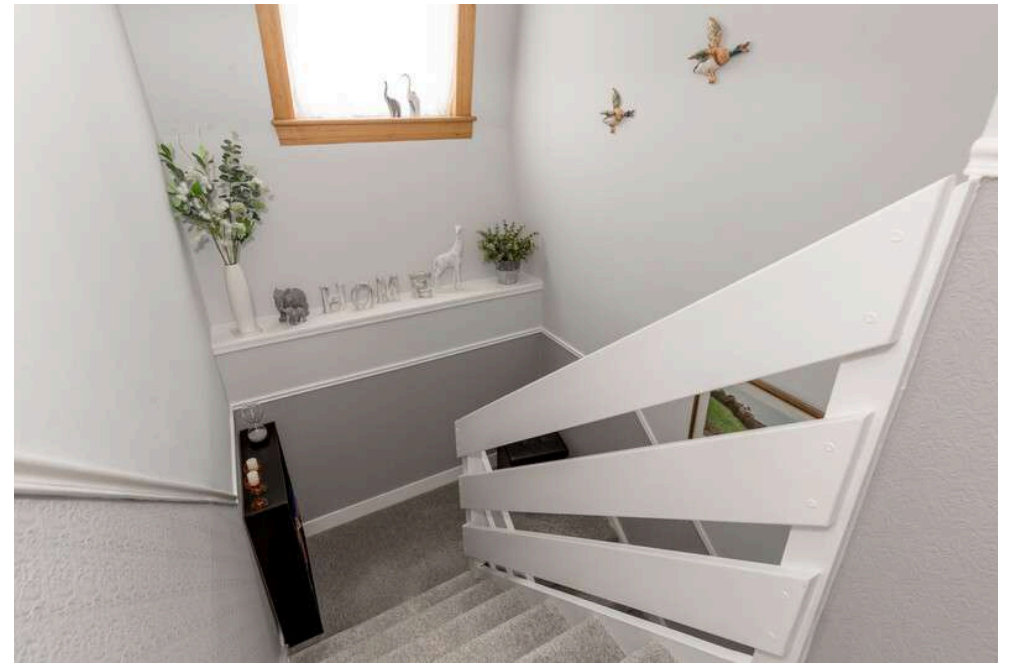
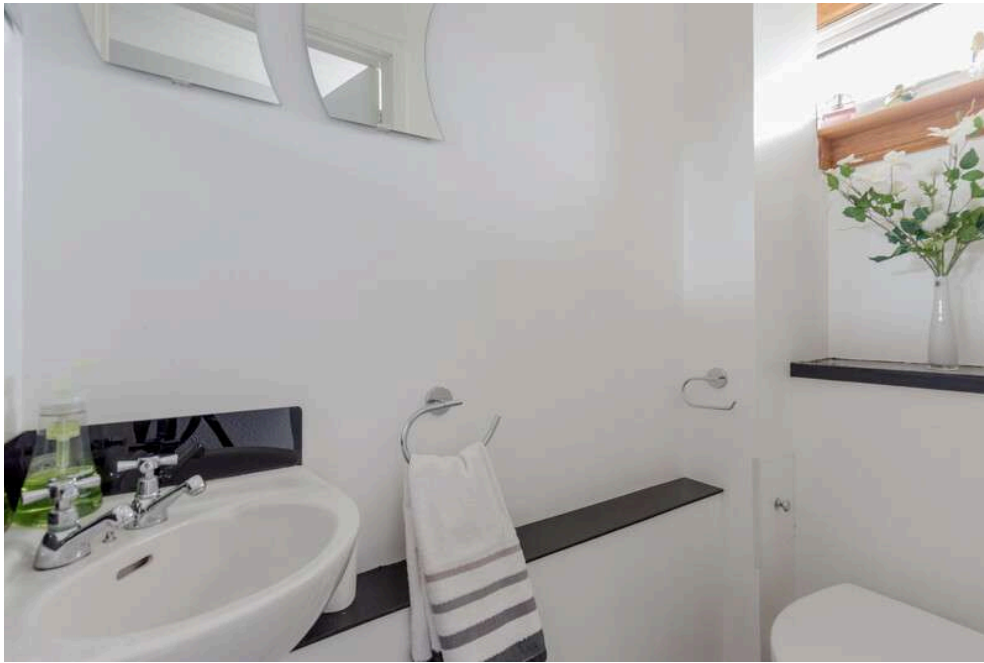
- Rarely available end terraced townhouse in sought after area
- Ideal family accommodation over 3 levels
- Wrap round garden, garage & off street parking in front of garage
- Hall with downstairs wc
- Sitting room with pleasant outlook over a bowling green
- Dining room
- Shaker style kitchen with appliances
- 3 double bedrooms – all with built-in wardrobes
- Bathroom with three piece suite & shower over bath
- GCH/DC
- Unrestricted on street parking

Offers Over : £440,000









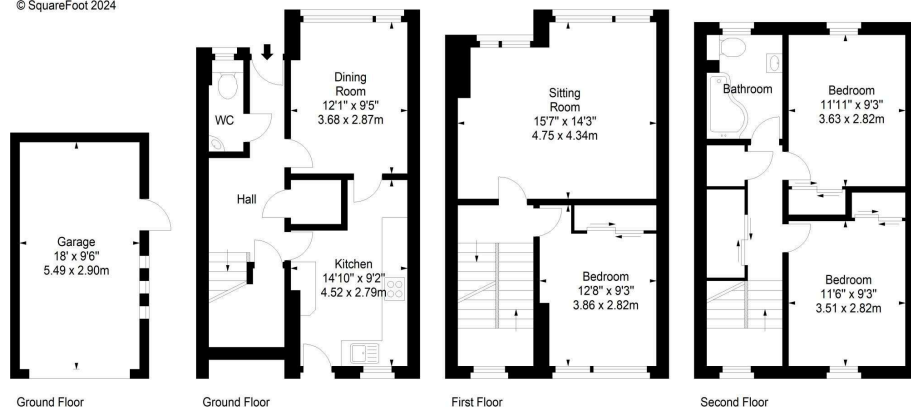




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Approx. Gross Internal Area
1225 Sq Ft - 113.80 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Extras

The white goods in the kitchen, blinds and fitted carpets are included



Buses

Ferry Rd - 7, 14, 21, N14. Newhaven Road - 7, 11



Shops

Sainsbury on Craighall Road, Ferry Road including Morrisons, Ocean Terminal, Asda at Newhaven



Schools

Trinity PS, Holy Cross RC PS, Trinity Academy, St Thomas of Aquin's RC HS



Parking

Private single garage with off street parking in front of the garage & unrestricted on street parking



Council Tax Band - D



EPC - C



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.

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