

campbell
smith



176 West Savile Terrace,
Edinburgh,
EH9 3HY



- Traditional main door upper villa flat offering great potential
- Modernisation required
- Private rear garden
- Unrestricted on street parking
- Bay windowed sitting room
- Dining kitchen
- Utility room
- 3 bedrooms
- Shower room
- GCH/DG

Offers Over : £390,000









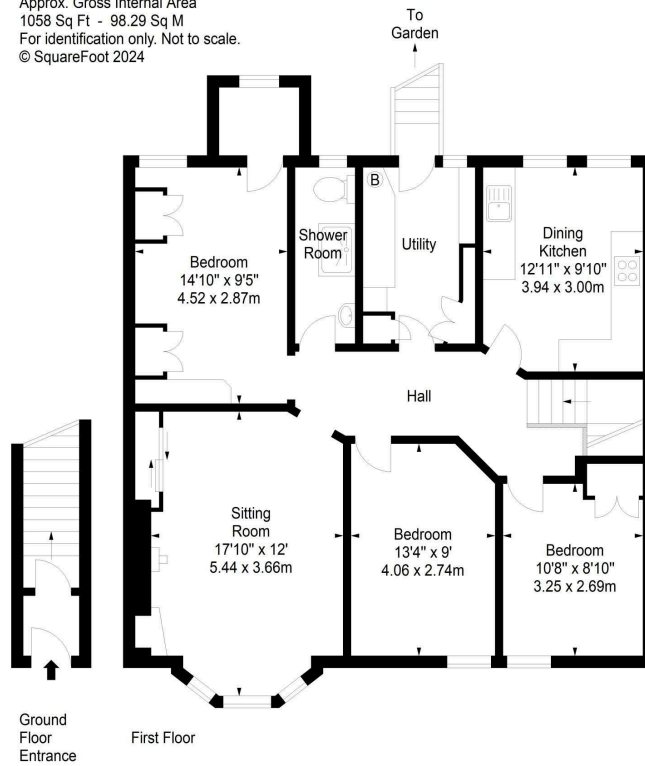




West Savile Terrace,
Edinburgh,
Midlothian, EH9 3HY



Approx. Gross Internal Area
1058 Sq Ft - 98.29 Sq M
For identification only. Not to scale.
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Extras

The fitted carpets, curtains, blinds, kitchen/utility white goods and both sheds are included. No warranty is given regarding the services, systems or any appliances



Buses

West Savile Terrace - 24, Mayfield Road - 12, 24, Blackford Avenue - 9, 24 (ERI), 38 (WGH)



Shops

Convenience stores on Mayfield Road, Cameron Toll Shopping Centre



Schools

P1-P3 Canaan Lane PS, P4-P7 James Gillespie PS, St Peter's RC PS, James Gillespie HS, St Thomas of Aquins RC HS. George Heriots and George Watsons schools within easy reach



Parking

Unrestricted on street parking



Council Tax Band - E



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.

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