

campbell  
smith

1 West Camus Road,  
Edinburgh,  
EH10 6RB



- Detached bungalow offering great potential
- Generous corner plot
- Versatile accommodation
- Sitting/dining room
- Conservatory
- Kitchen
- 4 double bedrooms/master has en suite wc
- Shower room
- Large attic
- GCH/DG
- Good sized gardens
- Garden room
- Extensive driveway & single garage
- Cellar

Offers Over : £495,000

éspc / rightmove  / Zoopla /  /  / 

camsmith.co.uk

























West Camus Road, EH10 6RB

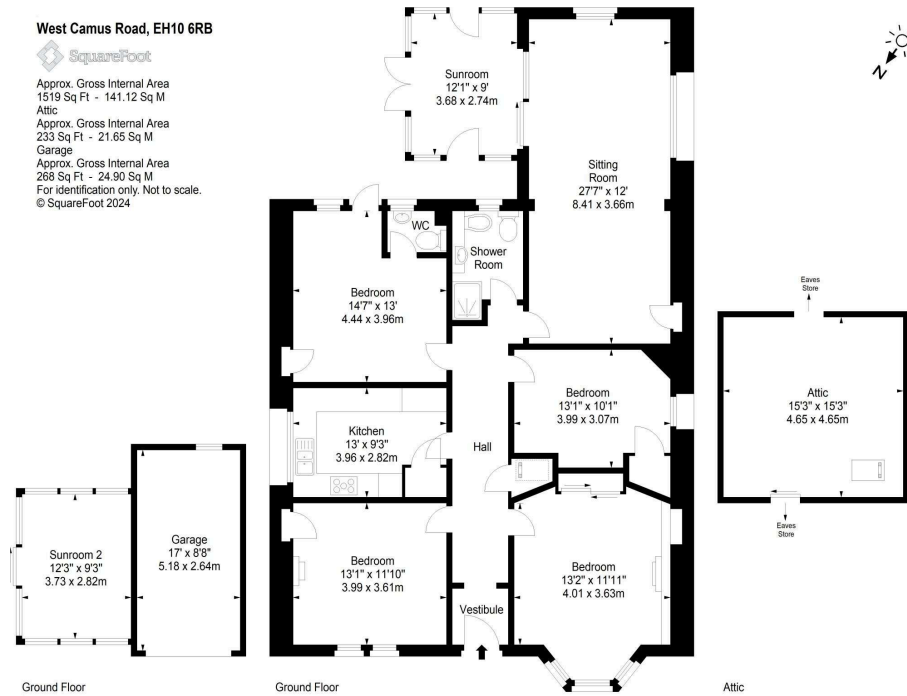


Approx. Gross Internal Area  
1519 Sq Ft - 141.12 Sq M

Attic  
Approx. Gross Internal Area  
233 Sq Ft - 21.65 Sq M

Garage  
Approx. Gross Internal Area  
268 Sq Ft - 24.90 Sq M

For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

Ground Floor

Attic

campbell  
smith

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



Extras

No warranty is given regarding the services, systems or any appliances



Buses

Buckstone Terrace - 11, 15, 101, 101A, 102, N11



Shops

Sainsburys Local on Biggar Road, Buckstone Terrace, Morningside, Straiton Retail Park



Schools

Pentland PS, St Mark's RC PS, Firrhill HS, St Thomas of Aquin's RC HS



Parking

Extensive driveway and single garage



Council Tax Band - G



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.