

campbell
smith

105 Duddingston Road,
Edinburgh,
EH15 1SS



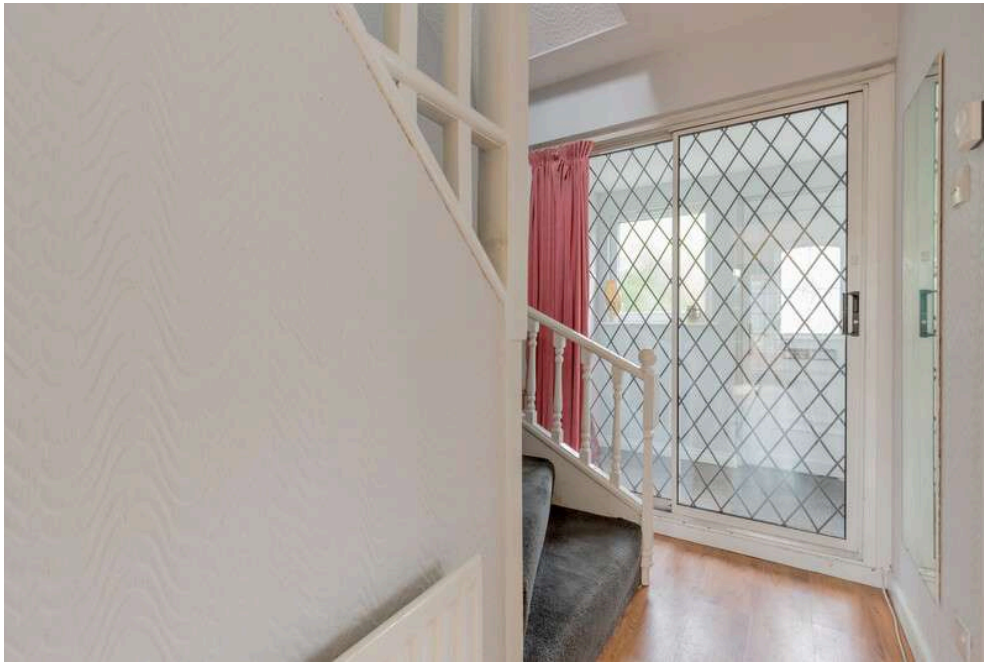
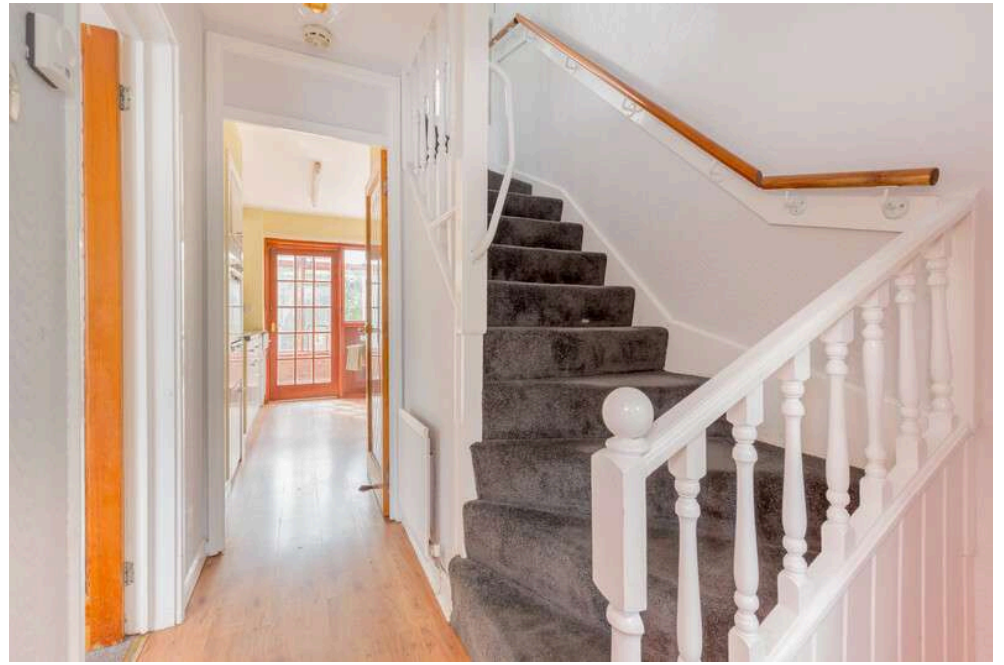
- Semi detached villa offering great potential
- Opposite Figgate Park
- Sitting room with picture windows at both ends
- Kitchen
- Conservatory
- 2 double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Screened gardens front & rear

Fixed Price : £260,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk









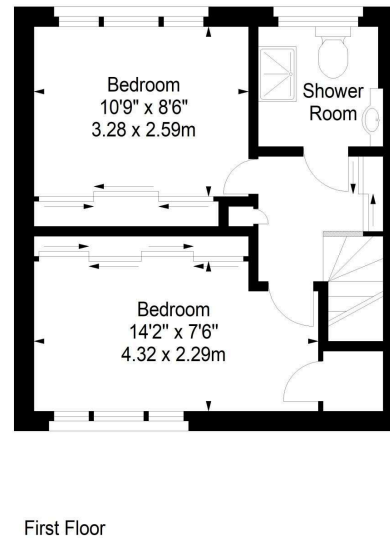
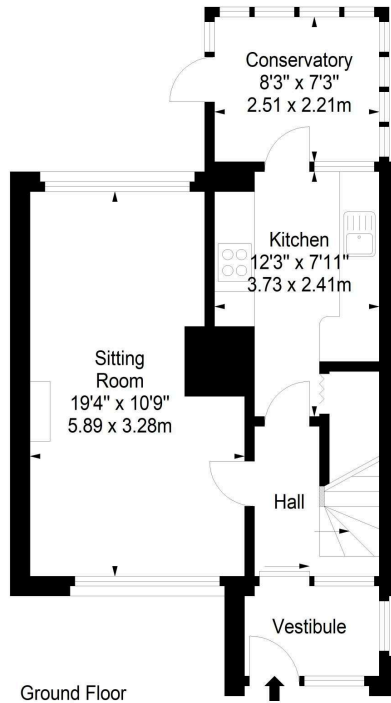




Duddingston Road, EH15 1SS



Approx. Gross Internal Area
780 Sq Ft - 72.46 Sq M
For identification only. Not to scale.
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+ Extras
The fitted carpets, blinds, curtains, electric hob, double oven and shed are included. No warranty is given regarding the systems or any appliances

 Buses
Duddingston Road - 12, Willowbrae Road - 4, 44, 113, 124, 253, N107, N113, N124, X5, X6, X7, X44

 Shops
Tesco Express on Willowbrae Road, Morrisons on Portobello Road, Asda at the Jewel

 Schools
Duddingston PS, St John's RC PS, Portobello HS, Holy Road RC HS

 Parking
On street at the rear

 Council Tax Band - D

 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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