

campbell
smith

13 Groathill Road North,
Edinburgh,
EH4 2RG



- Newly refurbished maindoor lower villa flat
- Hall with timber flooring
- Sitting room
- Newly fitted stylish kitchen with oven, hob & cooker hood
- 3 bedrooms – all with storage
- New shower room
- Newly installed gas central heating
- Double glazing
- Good sized front garden
- Rear garden with patio & shed

Offers Over : £225,000



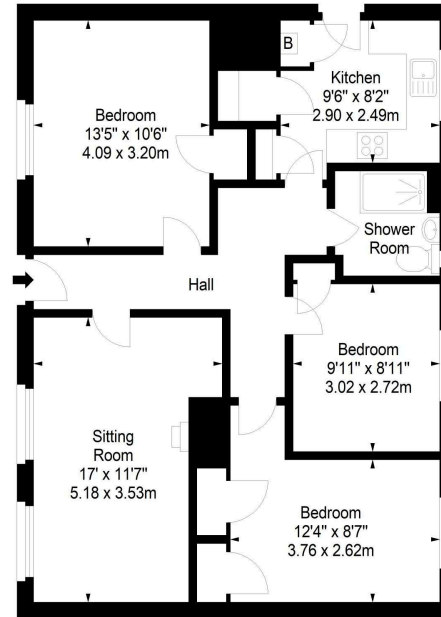




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Approx. Gross Internal Area
843 Sq Ft - 78.31 Sq M
For identification only. Not to scale.
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Ground Floor

+ Extras
Sold as seen, no warranty given on any appliances

 Buses
Ferryhill PS, St David's RC PS,
Broughton HS, St Augustine's RC HS

 Shops
Ferry Rd, Morrisons on West Granton
Road, Craighleith Retail Park

 Schools
Groathill Road North - 24, 200 Skylink,
N200 Skylink. Ferry Rd - 21, 27, 29, 37,
N37

 Parking
On street

 Council Tax Band - C

 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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