

campbell
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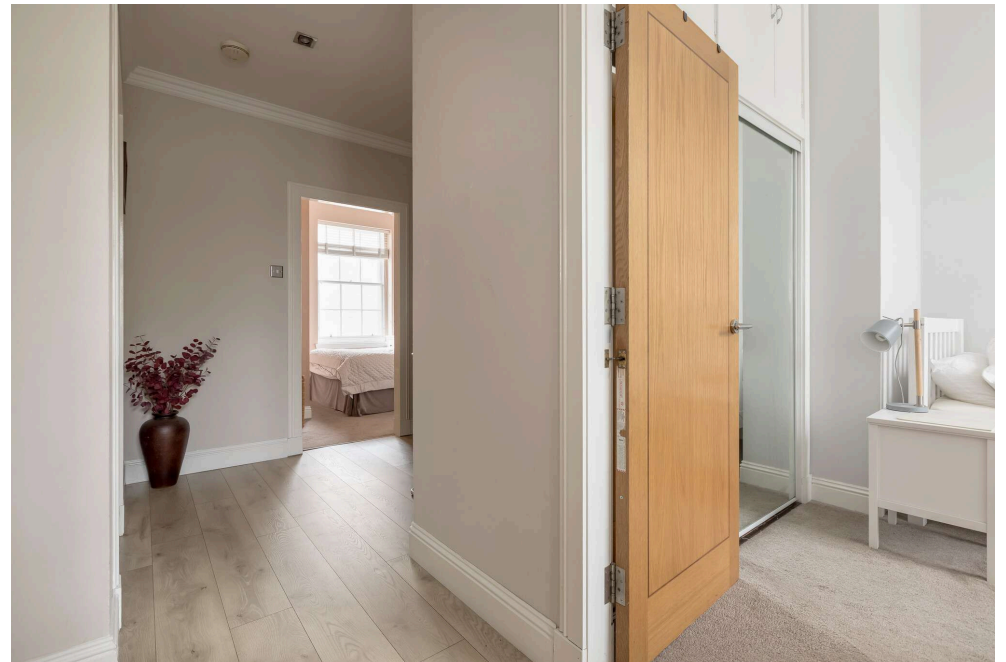
2/2 York Lane,
Edinburgh,
EH1 3HY



- Delightful city centre first floor apartment in move in condition
- Envidable location with gated private off street parking
- Factored building
- Entry phone system
- Generous, bright accommodation
- Spacious hallway
- Twin windowed sitting/dining room
- Breakfasting kitchen with appliances
- Master bedroom with built-in wardrobe & lovely en suite
- Second double bedroom with built-in wardrobe
- Stylish bathroom with shower over bath
- Gas central heating

Fixed Price £385,000









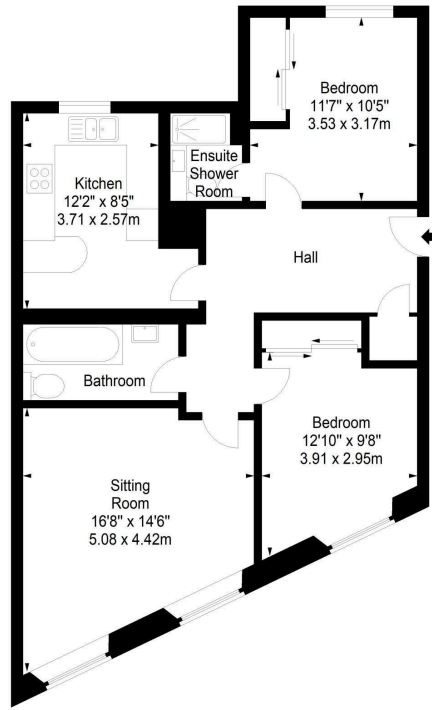




York Lane, EH1 3HY



Approx. Gross Internal Area
793 Sq Ft - 73.67 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The floor coverings & kitchen white goods are included. The furniture is available



Buses

York Place -10,11. Tram stop on Picardy Place



Shops

Broughton Street, Tesco on Picardy Place, Elm Row, St James Quarter



Schools

Broughton PS, St Mary's RC PS, Drummond Community HS, St Thomas of Aquin's RC HS



Parking

Private, allocated gated off street parking



Council Tax Band - E



EPC - D



Factor

IJames Gibb - approx. £410 quarterly inc management fee, building ins, cleaning, general maintenance & communal electricity



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.