

campbell
smith

13/4 Royal Park Terrace,
Edinburgh,
EH8 8JB



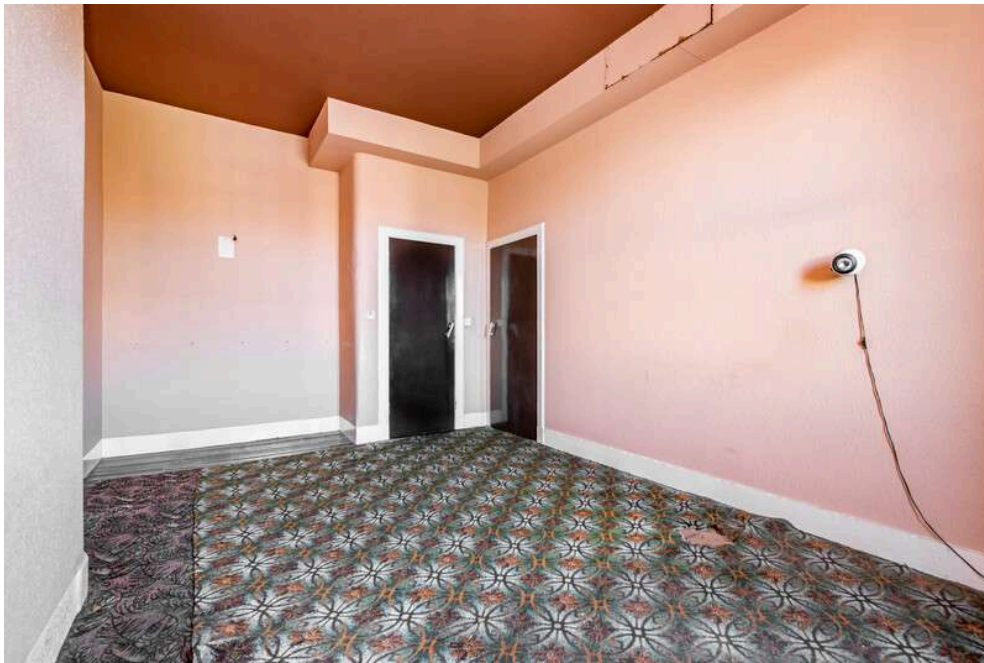
- Superb uninterrupted view of Arthur's Seat
- Second floor flat offering great potential
- Opposite Holyrood Park and close to excellent amenities
- Entryphone
- Sitting room
- Kitchenette
- 3 bedrooms
- Bathroom with electric shower over the bath
- Double glazing
- Shared rear garden

Fixed Price : £260,000









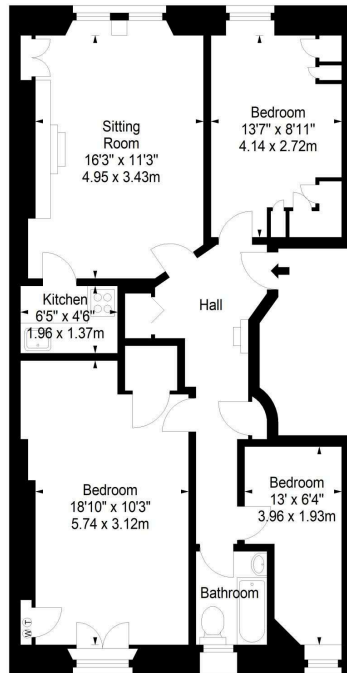




Royal Park Terrace,
Edinburgh,
Midlothian, EH8 8JB



Approx. Gross Internal Area
806 Sq Ft - 74.88 Sq M
For identification only. Not to scale.
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Second Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, blinds and cooker are included. No warranty is given regarding the services, systems or any appliances



Buses

London Road - 4, 5, 15, 26, 44, 45, 253, N26, N107, N113, N124



Shops

London Road, Meadowbank Retail Park, Abbeyhill, Jock's Lodge, Morrisons on Portobello Road



Schools

Abbeyhill PS, St Ninian's RC PS, Drummond Community High School, Holy Rood RC HS



Parking

Council residents permit parking



Council Tax Band D



EPC E



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.