

campbell  
smith

13 Harbour Place,  
Edinburgh,  
EH15 1TQ



- Generous family sized mid terraced villa offering great potential
- Cul de sac setting only a short walk from shops, buses, Esplanade, beach
- Unallocated residents parking
- Sitting room
- Dining kitchen
- Downstairs wc
- 3 bedrooms
- Shower room
- Upstairs wc
- Excellent storage
- GCH/DG
- Front & rear gardens

Offers Over : £315,000









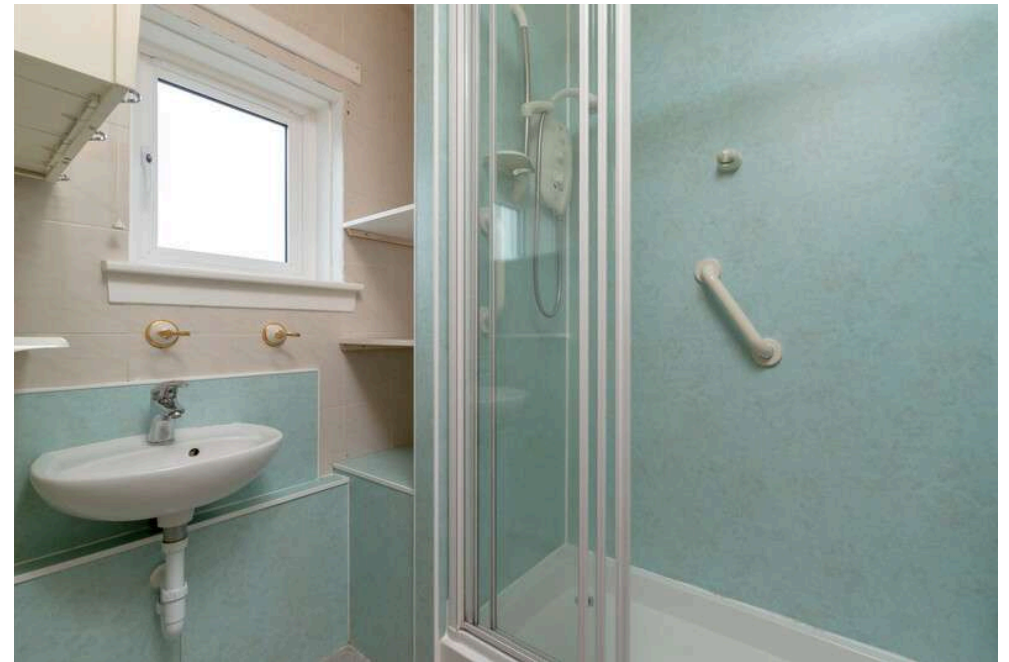
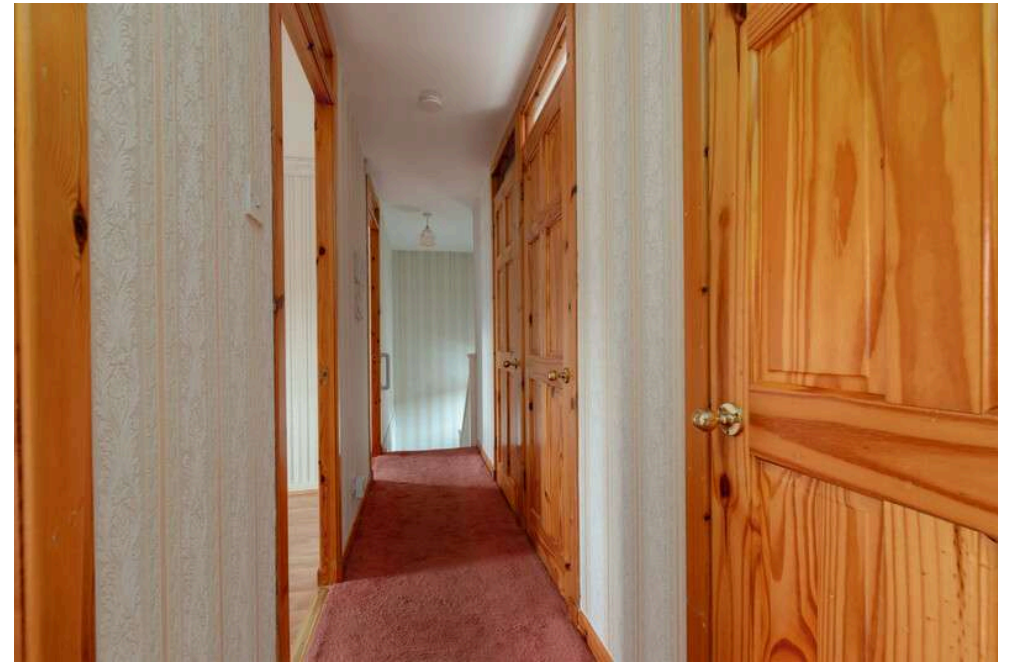








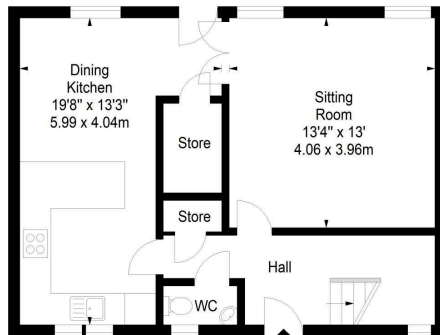




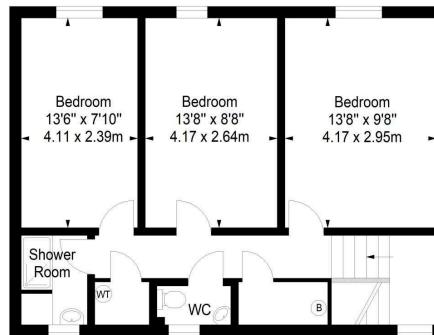
Harbour Place,  
Edinburgh,  
Midlothian, EH15 1TQ



Approx. Gross Internal Area  
1056 Sq Ft - 98.10 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



#### Extras

The fitted carpets, blinds, curtains, kitchen white goods & shed are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Portobello High Street - 12, 19, 21, 26, 49, N26



#### Shops

Portobello High Street, ALDI, Asda at Milton Link, Fort Kinnaird Retail Park



#### Schools

Towerbank PS, St Johns RC PS, Portobello High, Holy Rood RC HS



#### Parking

Unallocated resident's parking



Council Tax Band - D



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