

campbell
smith



16 West Camus Road,
Edinburgh,
EH10 6RB



- Traditional Detached Bungalow
- Charming Family Home
- Upgrading And Decoration Required
- Excellent Potential
- Entrance Vestibule/Hall
- Bay windowed Lounge
- Charming Dining/Family Room
- Two Double Bedrooms
- Kitchen
- Bathroom
- Rear Porch
- Useful storage incl floored attic
- Gas central heating
- Double glazing
- Mature gardens
- Single garage/Driveway

Offers Over : £475,000









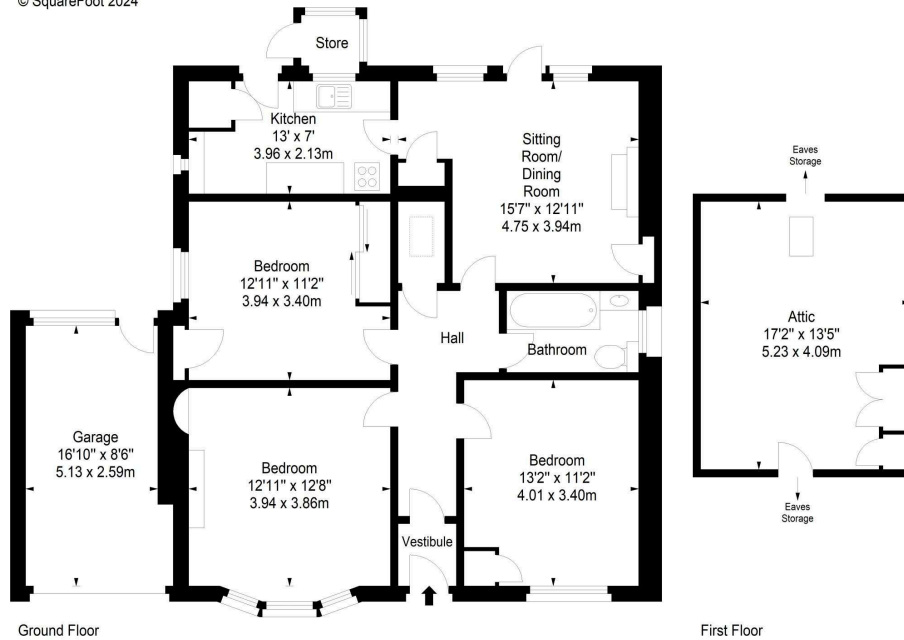




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Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
Garage & Store
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
Attic
Approx. Gross Internal Area
233 Sq Ft - 21.65 Sq M
For identification only. Not to scale.
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+ Extras
Electric cooker, automatic washing machine and fridge included.
No warranty is given regarding the services, systems or any appliances

Buses
Buckstone Terrace - 11, 15, 101, 101A, 102, N11

Shops
Morningside, Oxfgangs/Hunter's Tryst, Colinton Mains, Straiton Retail Park

Schools
Pentland Primary School Firrhill High St
Mark's RC Primary School St Thomas of Aquin's RC High

Parking
Driveway/garage

Council Tax Band- F

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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