

campbell
smith

56/1 Spylaw Road,
Edinburgh,
EH10 5BR



- Generous south facing ground floor flat in a modern factored development
- Sought after area within comfortable reach of a wide choice of amenities and the city centre
- Communal entrance with secure entryphone and lift/stairs to all floors
- Welcoming hallway with excellent storage
- Sitting room
- Dining room
- Breakfasting kitchen
- 2 double bedrooms, both with en suites & built-in wardrobes
- Separate WC
- Gas central heating
- Double glazing
- Communal, walled landscaped gardens
- Private garage & visitors parking

Offers Over : £465,000









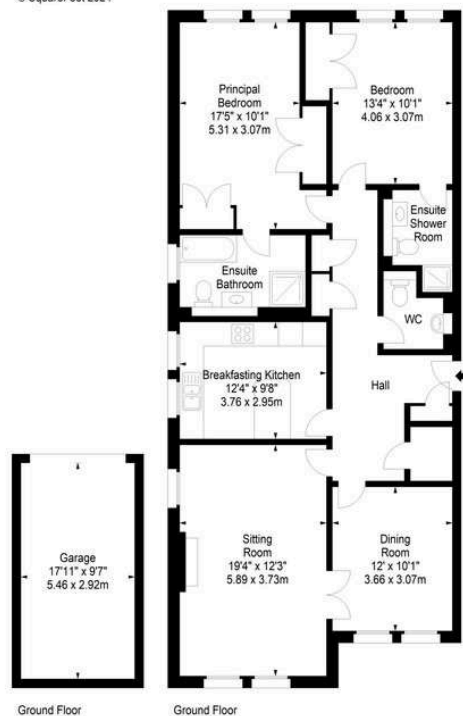




Spylaw Road,
Edinburgh,
Midlothian, EH10 5BR



Approx. Gross Internal Area
1201 Sq Ft - 111.57 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The sitting room, dining & kitchen blinds, kitchen white goods except the tumble dryer (freezer non functional) are included. No warranty is given regarding the services, systems or any appliances



Buses

Colinton Road - 45. Polwarth Terrace - 10. 27. Grays Loan - 10. 27 Bruntsfield



Shops

Bruntsfield & Morningside



Schools

Craiglockhart PS, St Peter's RC PS, Tynecastle HS, St Thomas of Aquin's RC High. George Watson's College is nearby



Parking

Private garage within grounds



Council Tax Band - G



EPC - C



Factor

Trinity. 15/1/24 to 14/1/25 - Management fee, communal area, green space & maintenance £1962.77. Building Insurance £355.34



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.