

campbell  
smith

5/1 Alan Breck Gardens,  
Edinburgh,  
EH4 7JD



- Excellent ground floor flat with a generous wrap around enclosed & screened garden on three sides & a roofed pergola on the patio
- Dual aspect sitting/dining room with patio doors
- Stylish kitchen with integrated appliances
- 2 double bedrooms
- Attractive bathroom with shower over the bath and underfloor heating
- Gas Central Heating
- Double glazing
- 2 external storage cupboards
- Communal drying area
- Entry phone

Offers Over : £175,000























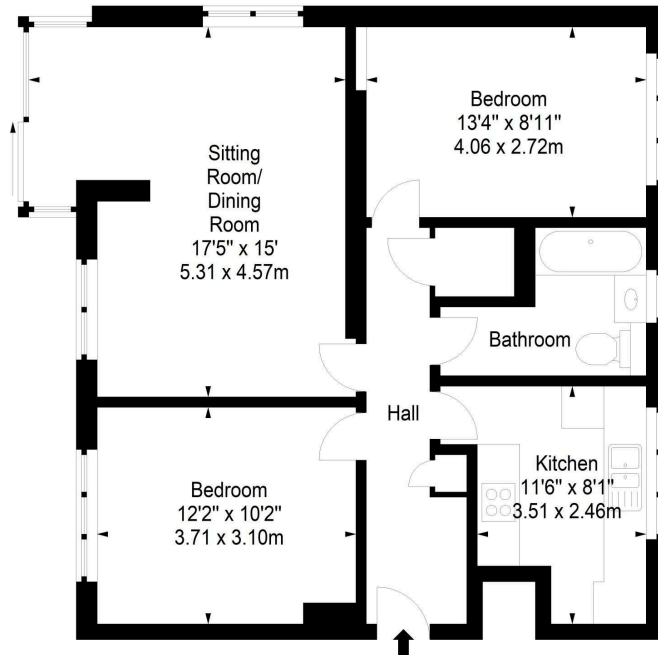
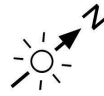




Alan Breck Gardens, EH4 7JD



Approx. Gross Internal Area  
751 Sq Ft - 69.77 Sq M  
For identification only. Not to scale.  
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Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

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



#### Extras

The oven, hob, fridge, dishwasher, washing machine, blinds, wardrobe & fold away bed in bed 2 and the shed are included



#### Buses

Drum Brae Drive - 1, 21, 26, 200 Skylink, N26



#### Shops

Scot Mid on Rannoch Terrace, Corstorphine, Tesco on Meadow Place Road, Gyle Shopping Centre



#### Schools

Clermiston PS, St Andrew's Fox Covert RC PS, The Royal High Secondary School, St Augustine's RC HS



#### Parking

On street



Council Tax Band - B



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.