## campbel smith





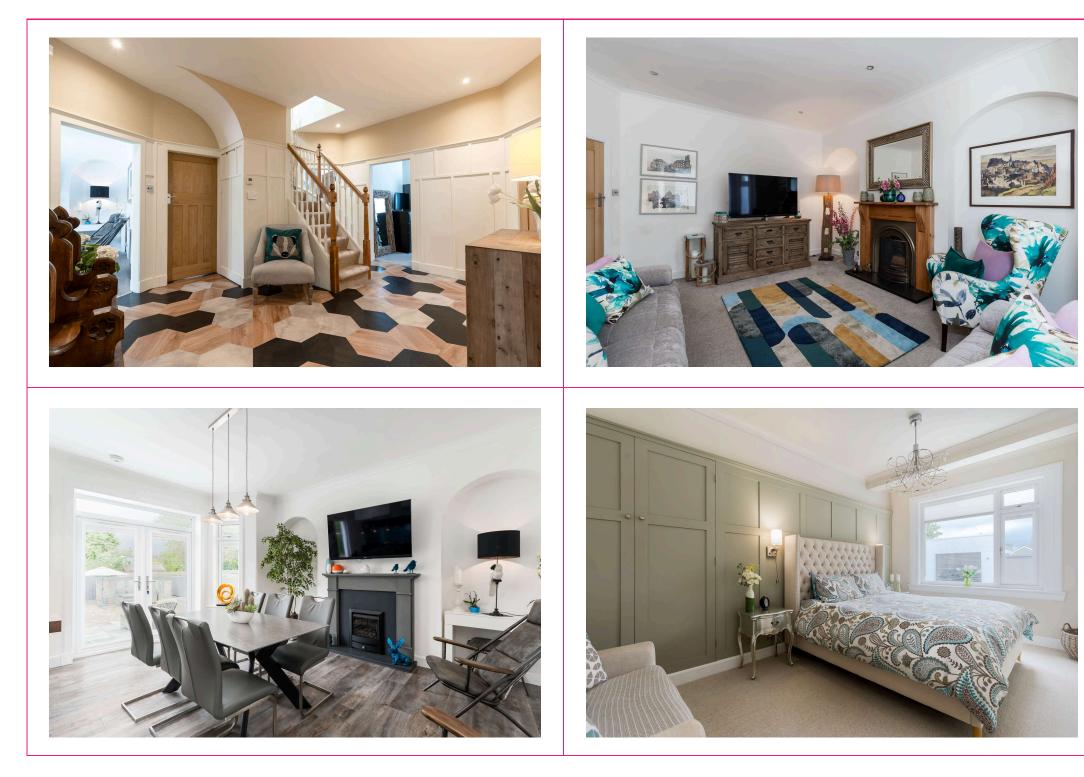
- Superb detached bungalow in move in condition
- Transformed by the present owners into a fabulous family home
- Lovely views of the Pentlands
- Versatile family accommodation over two levels
- Impressive panelled reception hall
- Bay windowed sitting room
- Designer German kitchen/dining room with patio doors
- 5 bedrooms 3 downstairs and 2 upstairs
- Upstairs bedrooms have a Jack & Jill shower room
- Downstairs family bathroom
- GCH/DG
- Fully functioning office/studio
- Generous south-west facing landscaped rear garden
- Lots of off street parking
- Single garage

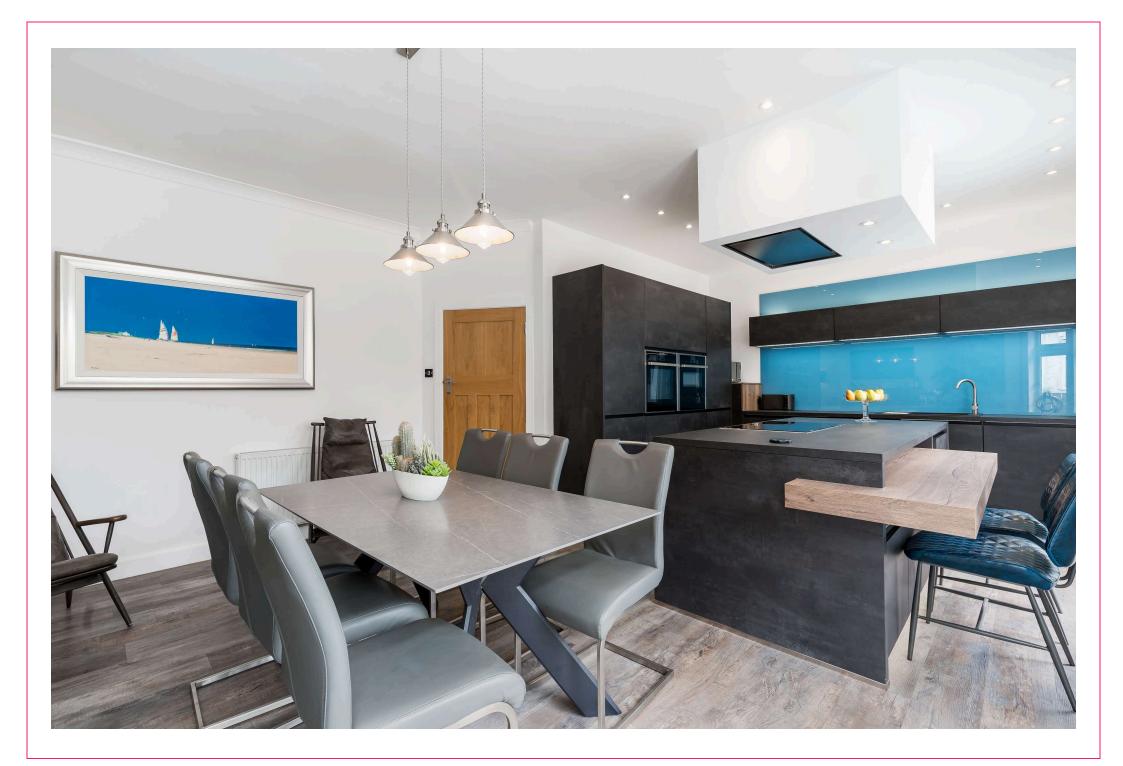
## Offers Around : £685,000

camsmith.co.uk





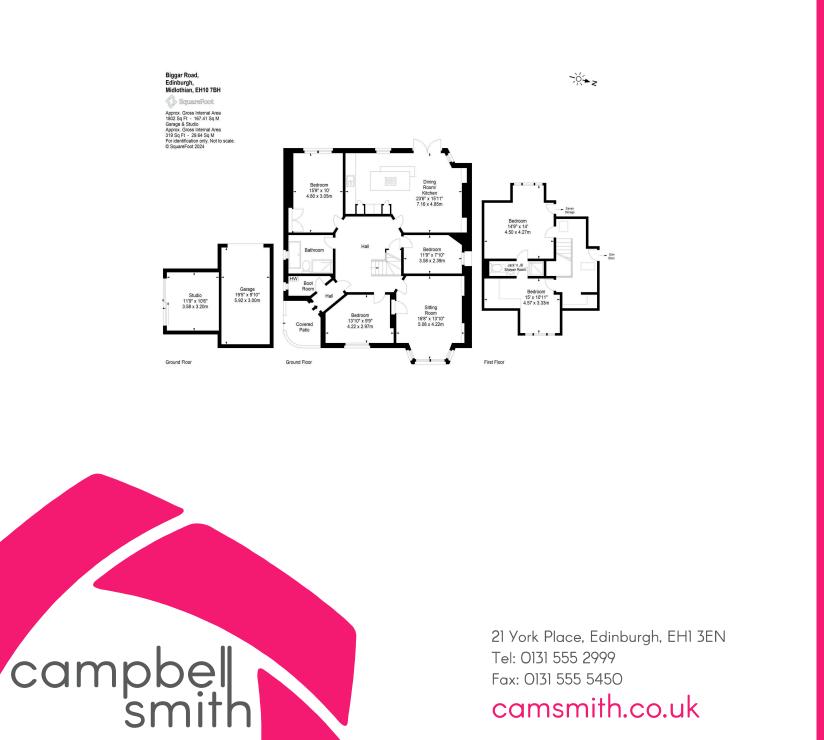












+	Extras All floor coverings, blinds and white goods in the kitchen are included
	Buses Biggar Road - 4,15, 101, 101A, 102
<b>≙</b>	Shops Sainsbury Local, Buckstone Terrace, Morningside, Morrisons at Hunters Tryst, Lidl at Oxgangs and Tesco at Colinton Mains, Straiton Retail Park
	Schools Pentland PS, St Mark's RC PS, Firrhill HS, St Thomas of Aquin's RC HS
<b></b>	Parking Lots of off street parking & single garage
0)	Council Tax Band - G
Ţ	EPC - C
⊁	Factor None
2	Viewing Telephone Campbell Smith on 0131 555 2999
While	AIMER our sales particulars are believed to be accurate and le, 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.