

campbell
smith

78/1 Harrison Gardens,
Edinburgh,
EH11 1SB



- Excellent garden level flat in sought after area
- Opposite Harrison Park
- Traditional tenement with entry phone and shared rear garden
- Move in condition
- Stripped apartment doors & sanded floors
- Bay window sitting room
- Breakfasting kitchen
- 2 double bedrooms, one with French door leading to front courtyard
- Bathroom with shower over bath
- Gas central heating
- Double glazing

Fixed Price £320,000









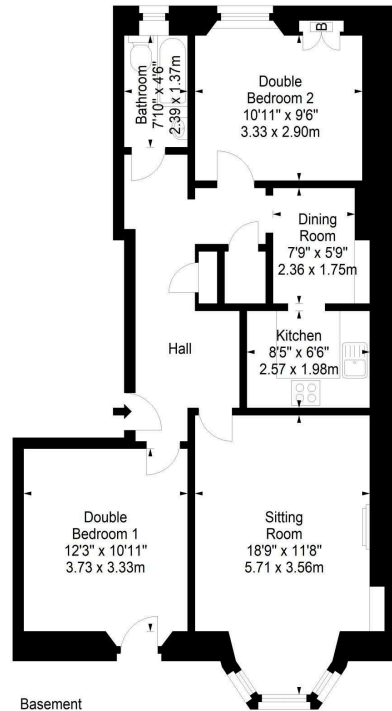




Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SB



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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Extras

The oven, hob, cooker hood, washing machine and sitting room curtains are included. No warranty is given regarding the services, systems or any appliances



Buses

Laurel Terrace/Slateford Rd - 4, 34, 35, 44, N35, N44



Shops

Ashley Terrace, Slateford Road, Gorgie Road



Schools

Craiglockhart PS, St Cuthbert's RC PS, Tynecastle HS, St Augustine's RC HS



Parking

Council Resident's permit



Council Tax Band - D



EPC - C



Factor

Harrison Garden Association - approx. £50 per annum



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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