

campbell  
smith

1/3 Lasswade Road,  
Edinburgh,  
EH16 6JB



- Contemporary styled first/top floor retirement flat in move in condition
- Entryphone
- Bay windowed sitting room
- Stylish fitted kitchen with integrated appliances
- 2 double bedrooms, both with built-in wardrobes
- Most attractive shower room
- Modern electric Heating
- Double glazing
- Shared landscaped gardens
- Non allocated resident's parking
- Factor
- Purchasers must be over 60 years of age and be capable of living independently

Offers Over : £165,000



















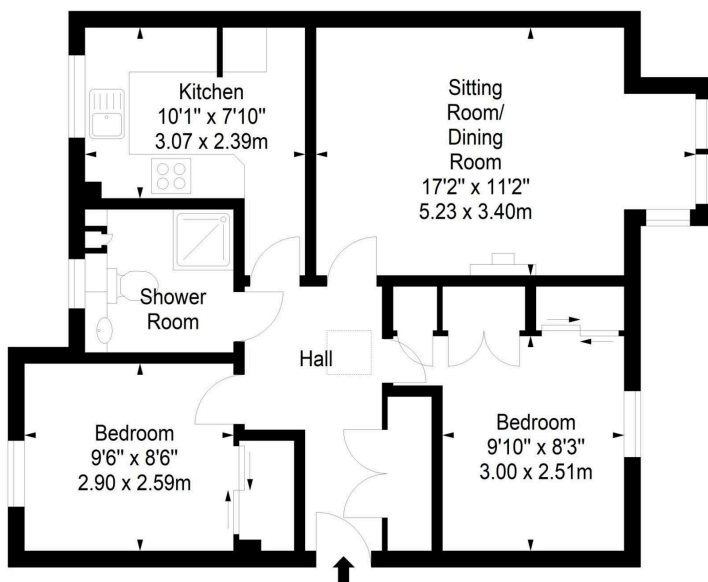




Lasswade Road,  
Edinburgh,  
Midlothian, EH16 6JB



Approx. Gross Internal Area  
622 Sq Ft - 57.78 Sq M  
For identification only. Not to scale.  
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First Floor



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The fitted carpets, curtains, blinds, electric fire & surround plus the integrated kitchen appliances are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Lasswade Road - 31, N31



#### Shops

Cameron Toll Shopping Centre



#### Schools

Liberton PS, St Catherine's RC PS,  
Liberton HS, Holyrood RC HS



#### Parking

Non allocated residents parking



Council Tax Band - C



EPC - D



#### Factor

Taylor & Martin. Details on request



#### 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.