

campbell  
smith

14/5 York Place,  
Edinburgh,  
EH1 3EP



- Grand second floor flat forming part of a conversion of an original "A" listed New Town townhouse
- Commanding a panoramic view over the city towards the Forth & Fife
- Envious city centre location
- Impressive shared entrance served by a video entry system
- Large triple windowed drawing/ dining room enjoying the magnificent view
- Breakfasting kitchen
- Separate wc
- Most generous double bedroom
- Delightful en suite shower room
- Gas central heating
- Secondary glazing
- Extensive recent roof repairs – details on request

Fixed Price : £395,000



















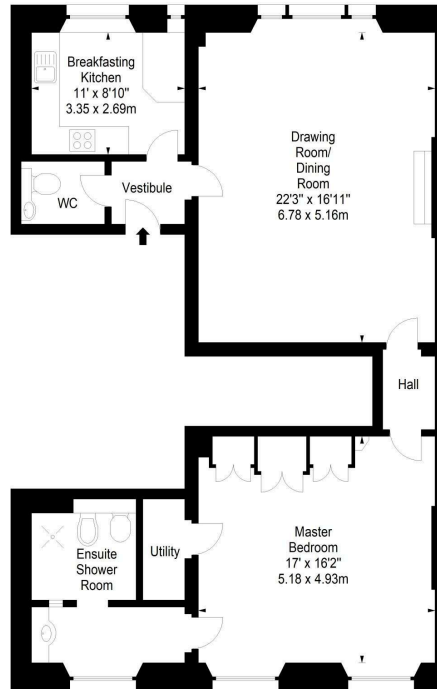




York Place,  
Edinburgh,  
Midlothian, EH1 3EP



Approx. Gross Internal Area  
1014 Sq Ft - 94.20 Sq M  
For identification only. Not to scale.  
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Second 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, light fittings and kitchen white goods are included. The furniture is available on request. No warranty is given regarding the services, systems or any appliances



#### Buses

Picardy Place - 10, 11 & tram stop . Leith Street - 1, 4, 16, 17, 19, 25, 34, 37, N11, N16, N18, N25, N26, N28, N37, N43



#### Shops

Broughton Street, Tesco on Picardy Place, St James Quarter, Multrees Walk & Princes Street



#### Schools

Broughton PS, St Mary's RC PS, Drummond Community HS, St Thomas of Aquin's RC HS



#### Parking

Council resident's permit



Council Tax Band - E



EPC - C



#### Factor

Informal residents association - £120pm



#### 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.