

campbell
smith

178 Vexhim Park,
Edinburgh,
EH15 3SG



- Excellent extended semi detached family home
- Move in condition
- Cul de sac setting
- Sitting room
- Dining room
- Large conservatory
- Attractive kitchen with appliances & granite worktops
- 3 bedrooms, 2 with built-in mirror wardrobes
- Stylish fully tiled bathroom with shower over bath
- GCH/DG
- Paviour front drive & single attached garage
- Enclosed rear garden

Offers Over : £305,000









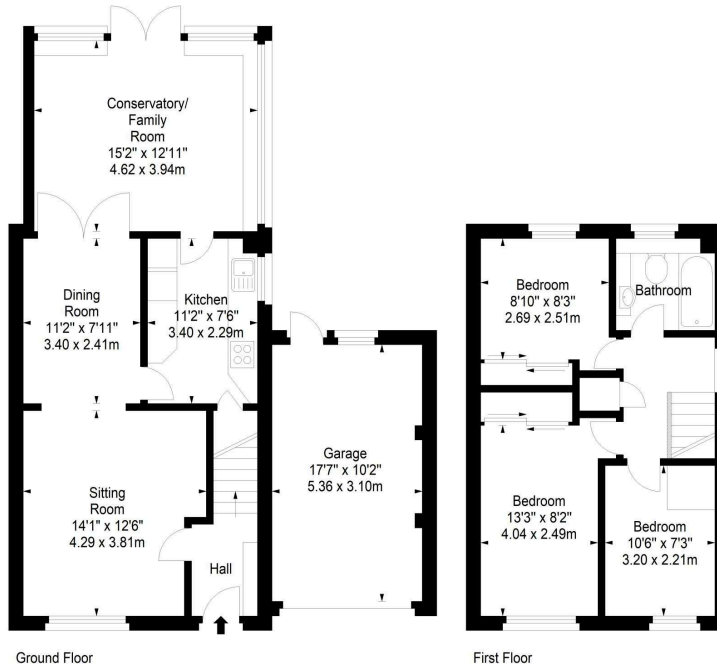




Vexhim Park,
Edinburgh,
Midlothian, EH15 3SG



Approx. Gross Internal Area
1030 Sq Ft - 95.69 Sq M
Garage
Approx. Gross Internal Area
179 Sq Ft - 16.63 Sq M
For identification only. Not to scale.
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Extras

The white goods in the kitchen, fitted carpets & shed are included. No warranty is given regarding the services, systems or any appliances



Buses

The Jewel - 2, 4, 49, 253



Shops

Scotmid on Duddingston Park South, Asda at the Jewel & Fort Kinnaird



Schools

Niddrie Mill PS, St John's RC PS, Castlebrae HS, Holy Rood RC HS



Parking

Driveway & single garage



Council Tax Band - E



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.



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk