

Garden Flat,
49 Cluny Drive,
Edinburgh,
EH10 6DU

- Rarely available garden flat forming part of a substantial semi detached villa in this sought after area
- Private garden & garage
- Communal entrance & private rear entrance
- Sitting room
- Kitchen
- 2 double bedrooms
- Boxroom
- Bathroom with shower over bath
- Gas central heating
- Excellent cellarge/storage

Fixed Price : £420,000









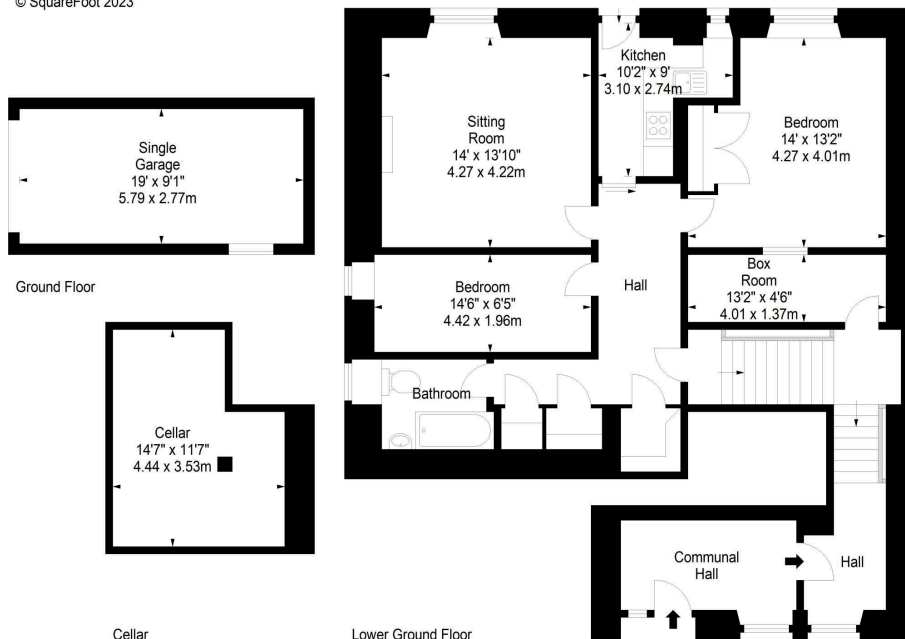




Cluny Drive,
Edinburgh,
Midlothian, EH10 6DU



Approx. Gross Internal Area
1115 Sq Ft - 103.58 Sq M
(Including Cellar)
Single Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Ground Floor

Cellar

Lower Ground Floor



Extras

Fitted carpets, curtains, white goods in the kitchen & freezer in the boxroom are included. No warranty is given regarding the systems or any appliances



Buses

Cluny Gardens - 38, Morningside Rd - 5, 11, 15, 16, 23, 36, N11, N16



Shops

Morningside Road inc Sainsbury's, M&S Simply Food & Waitrose, Comiston Road



Schools

P1-P3 only - Canaan Lane PS, P4-P7 only - South Morningside PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC HS



Parking

Garage & on street



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.

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