

campbell
smith

9/6 Rankin Avenue,
Edinburgh,
EH9 3DD



- Excellent top floor flat
- View to Arthur's Seat
- Sitting room with balcony
- Kitchen and appliances included
- 2 double bedrooms both with built-in hanging cupboards
- Bathroom with new shower over new bath
- Gas central heating
- Double glazing
- Shared rear garden
- 2 private stores

Offers Over : £205,000



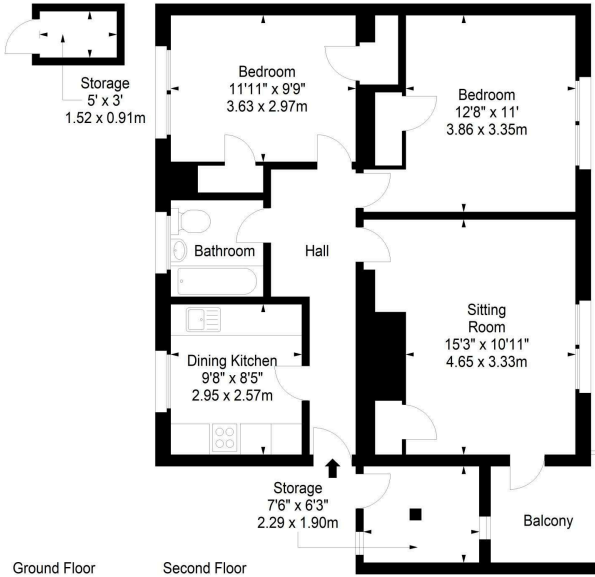




**Rankin Avenue,
Edinburgh,
Midlothian, EH9 3DD**



Approx. Gross Internal Area
748 Sq Ft - 69.49 Sq M
Storages
Approx. Gross Internal Area
62 Sq Ft - 5.76 Sq M
For identification only. Not to scale.
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Extras
The kitchen appliances, the fitted carpets and curtains are included. No warranty is given regarding the services, systems or any appliances



Buses
Mayfield Road - 24, 12. West Mains Road - 38



Shops
Mayfield Road, Cameron Toll Shopping Centre



Schools
Sciennes PS, St Peter's RC PS, James Gillespie HS, St Thomas of Aquins RC HS



Parking
On street



Council Tax Band C



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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