

campbell
smith

10/8 Hawthornvale,
Edinburgh,
EH6 4JL



- Rear facing second floor flat offering great potential
- Modernisation required
- Traditional tenement
- Entryphone
- Hall
- Sitting room with open plan kitchen
- Kitchen with appliances
- Double bedroom
- Bathroom with new white three piece suite
- Double glazing

Offers Over : £125,000



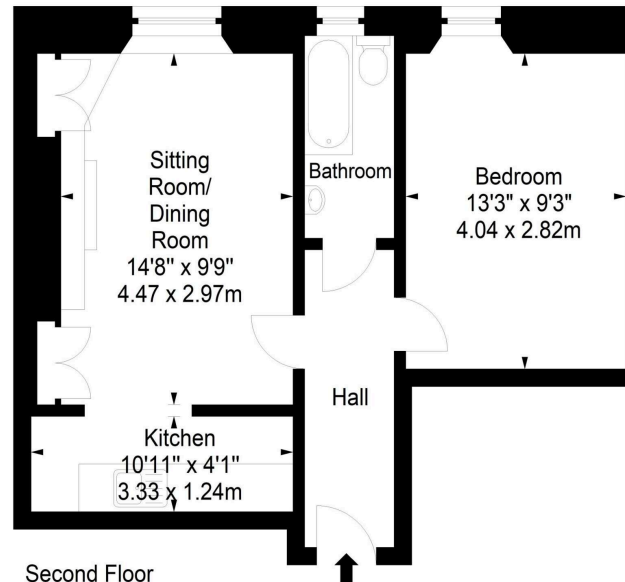




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Approx. Gross Internal Area
430 Sq Ft - 39.95 Sq M
For identification only. Not to scale.
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Second Floor

+ Extras
No warranty is given regarding the services, systems or any appliances

 Buses
Annfield - 16, 200 Skylink, N16, N200 Skylink. Newhaven tram stop nearby

 Shops
Asda at Newhaven

 Schools
Victoria PS, Holy Cross RC PS, Trinity Academy, St Thomas of Aquin's RC HS

 Parking
On street

 Council Tax Band - B

 EPC - D

 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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