

campbell
smith

22/4 Pirniefeld Bank,
Edinburgh,
EH6 7QH



- Beautifully presented contemporary styled first floor flat
- Move in condition
- Cul de sac setting
- Sitting room
- Stylish kitchen with white goods included
- 3 bedrooms
- Most attractive bathroom with shower over the bath
- Gas central heating
- Double glazing
- Private rear garden
- Shared drying green
- Private store

Offers Over : £185,000



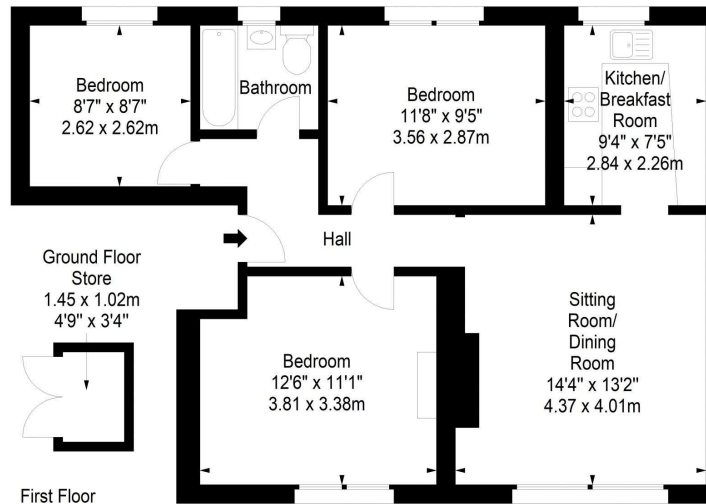




**Pirniefield Bank,
Edinburgh,
Midlothian, EH6 7QH**



Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
Ground Floor Store
Approx. Gross Internal Area
15.93 Sq Ft - 1.48 Sq M
For identification only. Not to scale.
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Extras

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



Buses

Claremont Park - 1



Shops

Restalrig Road, Tesco on Duke Street



Schools

Leith PS, St Mary's RC PS, Leith Academy, Holy Rood RC High School



Parking

On street



Council Tax Band - B



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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