

campbell  
smith

10/10 Gaskell Street,  
Edinburgh,  
EH14 2AF



- Modern second floor flat in move in condition
- Factored landscaped development
- Ideal for commuters to city centre or further afield
- Entryphone
- Bright open plan sitting/dining/kitchen with dual aspect & Juliette balcony
- Master bedroom with Juliette balcony & en suite shower room
- Second double bedroom with Juliette balcony
- Bathroom with shower over bath
- Built-in wardrobes
- Excellent storage
- District heating system
- Double glazing
- Non allocated residents parking

Offers Over : £220,000









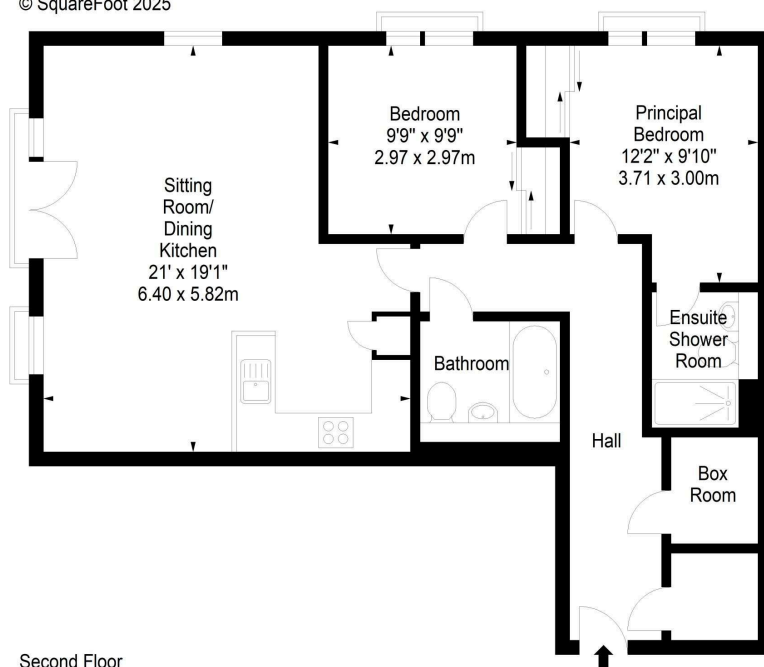




Gaskell Street,  
Edinburgh,  
Midlothian, EH14 2AF



Approx. Gross Internal Area  
868 Sq Ft - 80.64 Sq M  
For identification only. Not to scale.  
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Second Floor

**campbell  
smith**

21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The kitchen white goods, blinds and tv storage units are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Calder Road - 3, 25, 30, 33, 35, 38, N25, N28, N30, X27, X28. Longstone Road - 34, 36



#### Shops

Sainsburys on Inglis Green Road, Scotmid on Redhall Gardens



#### Schools

Stenhouse PS, St Joseph's RC PS, Tynecastle HS, St Augustine's RC HS



#### Parking

Non allocated residents parking



Council Tax Band - D



EPC - b



#### Factor

RMG Scotland. Approx £400 per quarter - covers maintenance of communal areas, green spaces & communal buildings insurance



#### 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.