

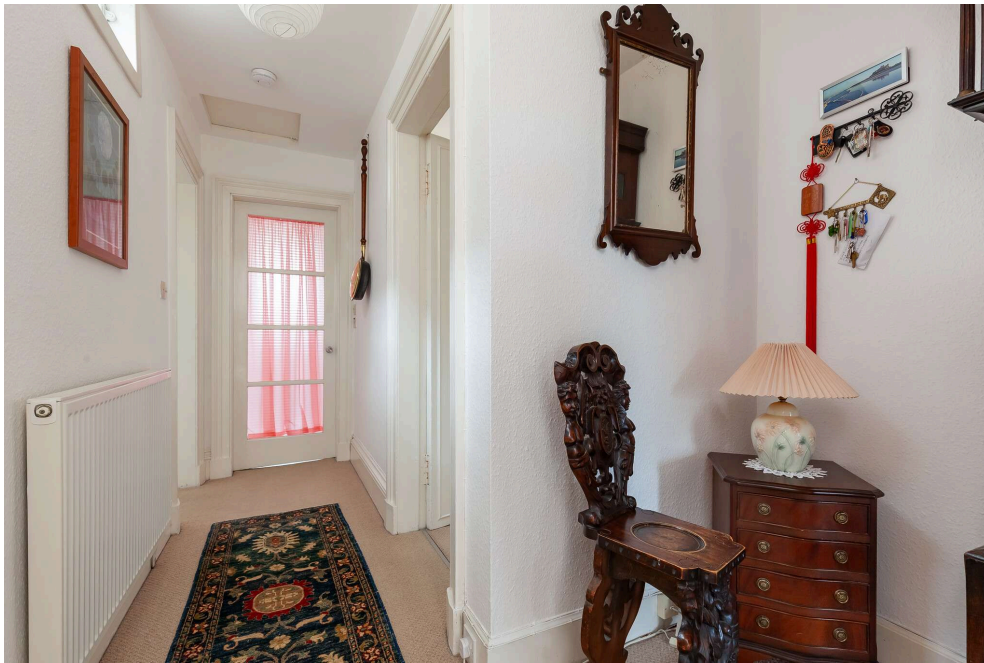
campbell
smith

9/3 Belgrave Place,
Edinburgh,
EH4 3AN



- Excellent top/second floor flat forming part of a handsome converted period town house
- Entryphone
- Impressive communal entrance
- Hallway
- Bay windowed sitting room
- Boxroom with roof light – used as a dining room
- Kitchen
- 2 double bedrooms, both with fitted wardrobes
- Bathroom with shower over the bath
- GCH
- Access to Belgrave Crescent Gardens – subject to application & payment

Offers Over : £435,000



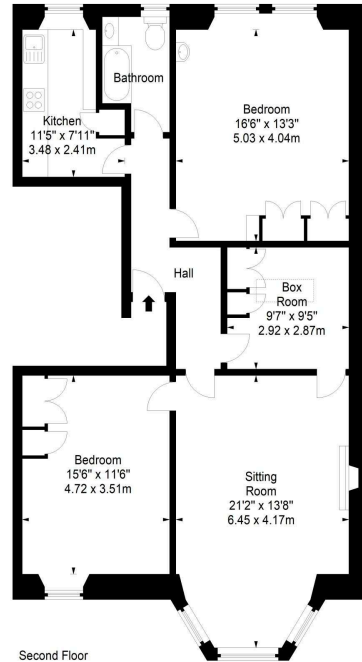




Belgrave Place,
Edinburgh,
Midlothian, EH4 3AN



Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
For identification only. Not to scale.
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Extras

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



Buses

Queensferry Road - 19, 22, 37, 41, 43, 47, 47B, N37, N43, X6, X37, X47, X52, X54, X54A, X55, X56, X58, X59, X59A, X60, X60A, X61



Shops

West End, Princes Street, Stockbridge, Waitrose at Comely Bank



Schools

Flora Stevenson PS, St Mary's RC PS, Broughton High School, St Thomas of Aquin's RC HS. The ESMS schools are readily accessible



Parking

Council resident's permit scheme



Council Tax Band - F



EPC - E



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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