

campbell
smith

45/4 West Bryson Road,,
Edinburgh,
EH11 1BQ



- Excellent, modern first floor flat in move in condition
- Generous, well presented accommodation
- Factored, landscaped development, ideally placed for city centre
- Allocated off street parking space
- Spacious sitting/dining room with bay window
- Stylish breakfasting kitchen
- 3 good sized bedrooms, master with attractive en suite shower room
- Bathroom with shower over bath
- Electric heating
- Double glazing
- Furniture included

Fixed Price : £335,000









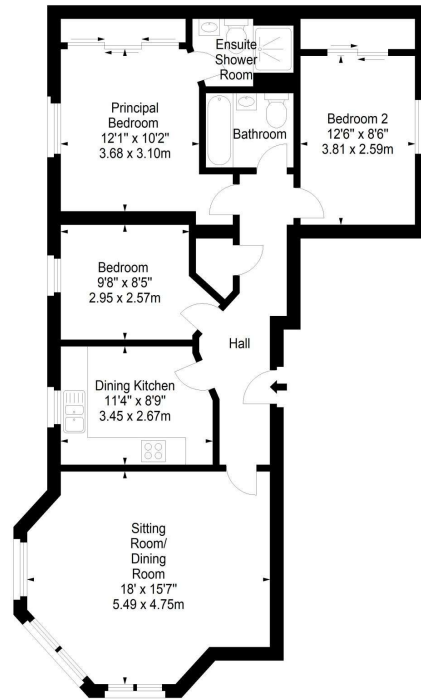




West Bryson Road,
Edinburgh,
Midlothian, EH11 1BQ



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
For identification only. Not to scale.
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First Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



Extras

The fitted carpets, blinds, kitchen white goods and furniture are included. No warranty is given regarding the services, systems or any appliances



Buses

Angle Park Terrace - 34, 35. Polwarth Gardens - 10, 27. Gorgie Road - 2, 3, 4, 25, 33, 44, N25, N44



Shops

Ashley Terrace, Slateford Road, Gorgie Road



Schools

Craiglockhart PS, St Cuthbert's RC PS, Tynecastle HS, St Augustine's RC HS



Parking

Allocated parking space



Council Tax Band - E



EPC - D



Factor

91BC estimated at approx. £200 per quarter, covers communal & green space maintenance plus 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.