

campbell
smith

19/4 Gordon Street,
Edinburgh,
EH6 8TA



- Spacious first floor flat in high amenity area
- Cul de sac with unrestricted parking
- Entryphone
- Hall with excellent storage
- Sitting room
- Dining kitchen
- 2 double bedrooms – 1 with built-in wardrobe
- Bathroom with shower over bath
- Gas central heating
- Double glazing
- Communal drying room

Offers Over : £185,000



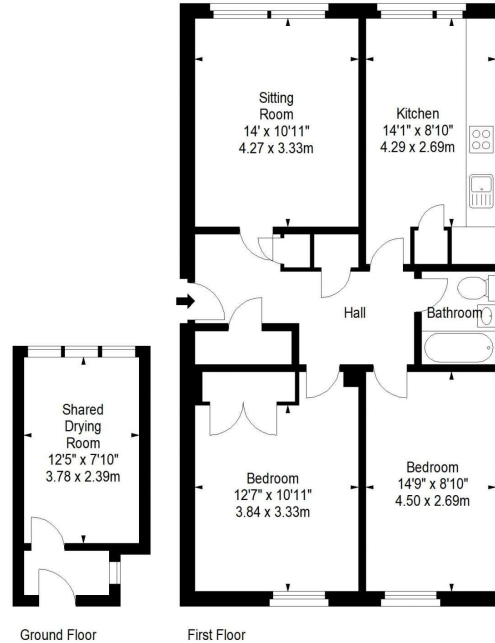




**Gordon Street,
Edinburgh,
Midlothian, EH6 8TA**



Approx. Gross Internal Area
780 Sq Ft - 72.46 Sq M
Shared Drying Room
Approx. Gross Internal Area
117 Sq Ft - 10.87 Sq M
For identification only. Not to scale.
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camsmith.co.uk



Extras

The property is sold as seen. No warranty is given regarding the services, systems or any appliances



Buses

Leith Walk - tram, 7, 14, 16, 25, 49, N14, N16. Easter Road - 1, 35



Shops

Leith Walk, Newkirkgate Shopping centre, Tesco & Lidl on Easter Road



Schools

Lorne PS, St Mary's RC PS, Leith Academy, Holy Rood RC HS



Parking

Unrestricted on street parking in cul de sac



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.

