

campbell
smith

1/8 Ettrick Loan,
Edinburgh,
EH10 5EP



- Generous southwest facing second floor flat in move in condition
- Modern factored development
- Sought after area within comfortable reach of a wide choice of amenities and the city centre
- Communal entrance with secure entryphone and lift/stairs to all floors
- Welcoming hallway with versatile box room/work from home office
- Triple windowed sitting room
- Dining room/Bedroom 3 with Juliette balcony
- Breakfasting kitchen
- 2 double bedrooms, with the master having an en suite & both having built-in wardrobes
- Large bathroom with white three piece suite and a separate shower
- Gas central heating & double glazing
- Communal landscaped gardens
- Private garage

Offers over : £530,000













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Approx. Gross Internal Area
1169 Sq Ft - 108.60 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

Second Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

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



Buses

Colinton Road - 45. Polwarth Terrace - 10, 27. Bruntsfield Place - 11, 15, 16, 23, 36, 45, 101, 101A, 102, N16



Shops

Bruntsfield & Morningside



Schools

Bruntsfield PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC High. George Watson's College close by



Parking

Private garage within grounds



Council Tax Band - G



EPC - C



Factor

Hacking & Paterson - approx. £130 per month, this includes buildings ins, lift, garden, & communal maintenance, communal cleaning & communal electricity plus the factors management fee



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.