

campbell
smith

27 Glendevon Place,
Edinburgh,
EH12 5UQ



- Main door upper villa offering great potential
- Attic conversion may be possible subject to obtaining the necessary permissions
- Ideally placed for easy access to city centre
- Versatile accommodation
- Entryphone
- Ground floor entrance hall
- Upper hallway
- Bay window sitting room
- Dining room
- Kitchen
- 2 bedrooms
- Shower room
- Large sub divided attic with storage
- Gas central heating
- Double glazing
- Ground floor storeroom
- Private rear garden

Offers Over : £305,000













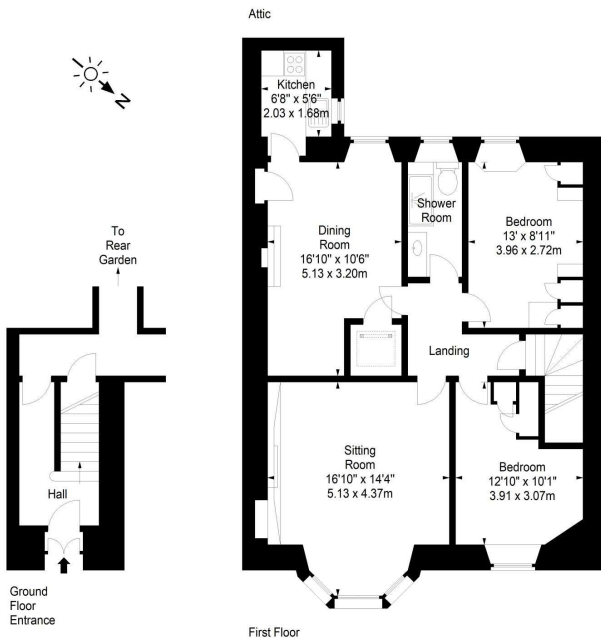
Glendevon Place,
Edinburgh,
Midlothian, EH12 5UQ



Approx. Gross Internal Area
912 Sq Ft - 84.72 Sq M

Attic
Approx. Gross Internal Area
293 Sq Ft - 27.22 Sq M

For identification only. Not to scale.
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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, curtains, electric cooker and items in the attic are included. No warranty is given regarding the services, systems or any appliances



Buses

Corstorphine Road - 12, 26, 31, 98, N1, N18, N26, X38, X39



Shops

Western Corner, Scotmid on Saughtonhall Drive



Schools

Balgreen PS, St Anderw's Fox Covert RC PS, Tynecastle High, St Augustine's RC HS



Parking
On street



Council Tax Band - E



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.

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