

campbell
smith

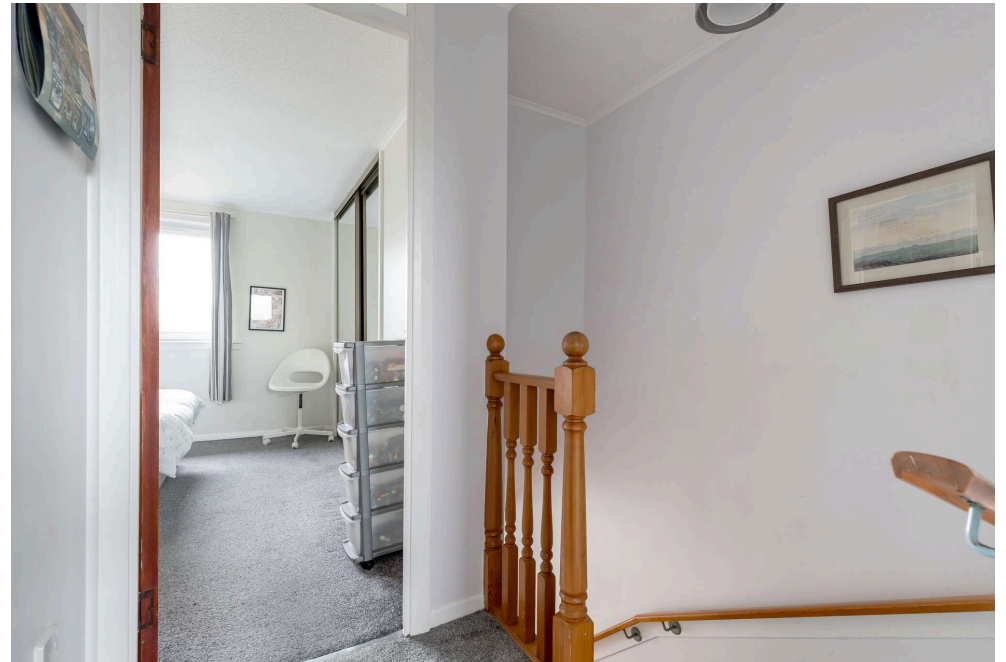
47 Nellfield,
Edinburgh,
EH16 6DY



- Excellent mid terraced villa
- Entrance porch
- Sitting room
- Stylish high gloss white fitted kitchen with appliances
- 2 bedrooms, one with built-in mirror wardrobe
- Attractive bathroom with white three piece suite with electric shower over the bath
- Ground floor level gas central heating
- Double glazing
- Easily maintained gardens front & rear
- Residents parking to rear

Offers Over : £220,000









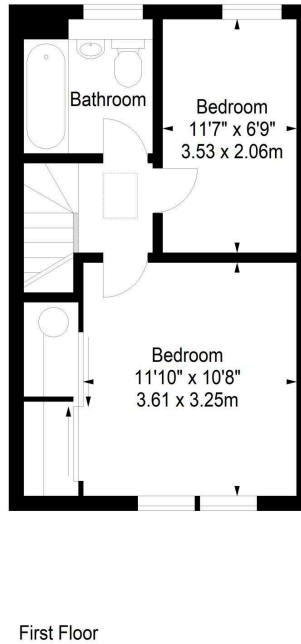
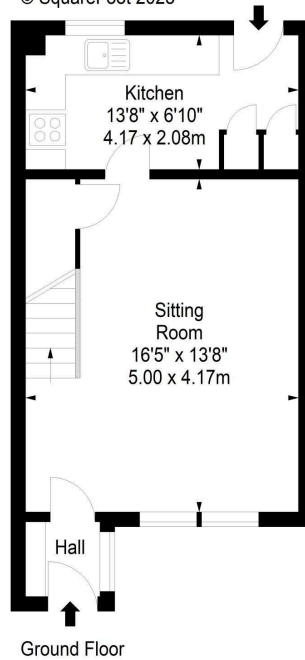




**Nellfield,
Edinburgh,
Midlothian, EH16 6DY**



Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M
For identification only. Not to scale.
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+ Extras
The fitted carpets, curtains and kitchen appliances are included. No warranty is given regarding the services, systems or any appliances

Buses
Kirk Brae - 31, N31. Gilmerton Road - 3, 8, 29

Shops
Cameron Toll Shopping Centre

Schools
Liberton PS, St Catherine's RC PS, Liberton HS, Holyrood RC HS

Parking
Residents parking to rear

Council Tax Band - D

EPC - C

Factor
Nellfield Proprietors Association - approx. £120pa for communal green space maintenance

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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