

campbell  
smith

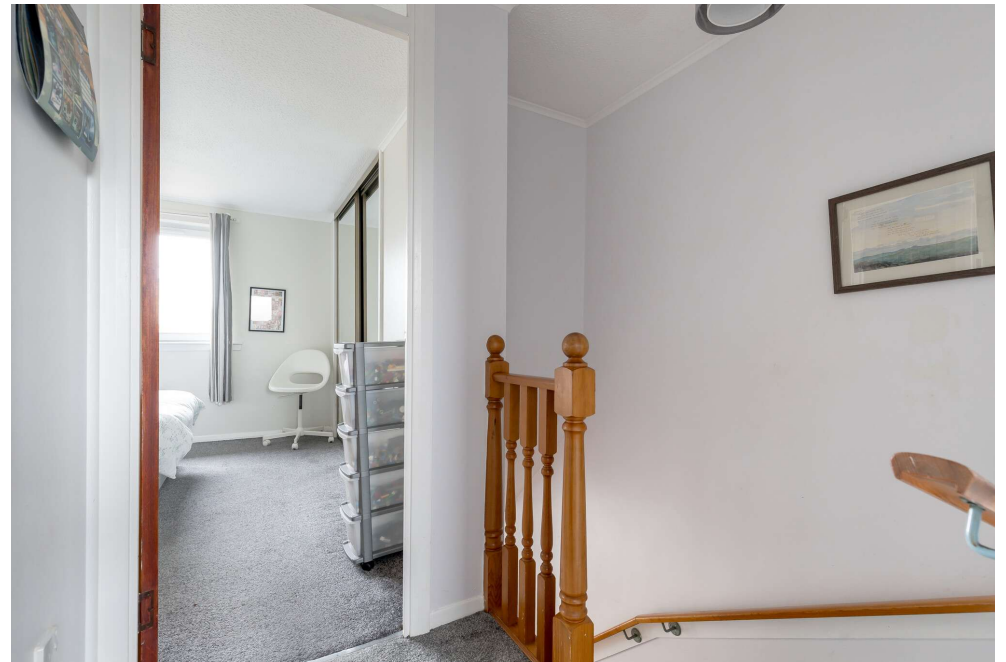
47 Nellfield,  
Edinburgh,  
EH16 6DY



- 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

Fixed Price : £229,000









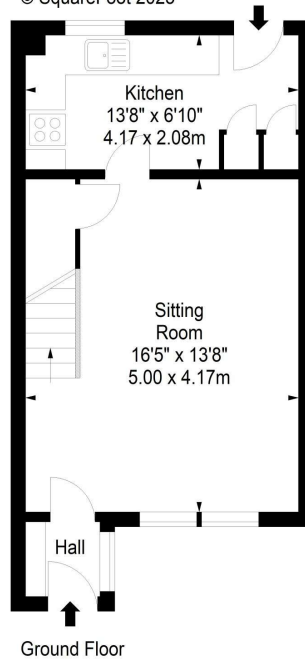




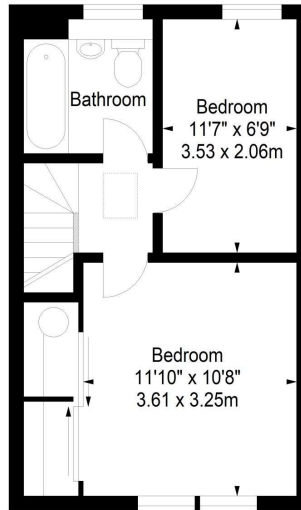
**Nellfield,  
Edinburgh,  
Midlothian, EH16 6DY**



Approx. Gross Internal Area  
676 Sq Ft - 62.80 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)



**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.