

campbell
smith

51/5 Craigentinny Road,
Edinburgh,
EH7 6RL



- Spacious, top/second floor flat offering great potential
- Entry phone
- Dual aspect sitting room
- Kitchen
- 3 bedrooms, 1 with built-in mirror wardrobes
- Bathroom with shower over bath
- GCH/DG
- Private rear garden
- Shared drying green

Offers Over : £140,000



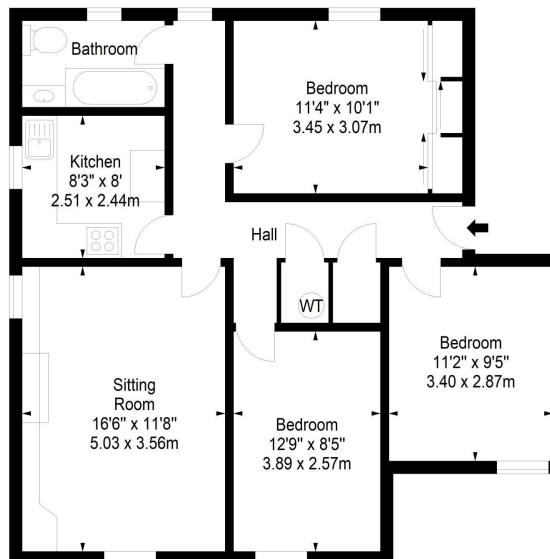




**Craigentenny Road,
Edinburgh,
Midlothian, EH7 6RL**



Approx. Gross Internal Area
818 Sq Ft - 75.99 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor

21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450

camsmith.co.uk



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



Buses
Craigentenny Road - 12, 19, 21, 49



Shops
Convenience store opposite on
Craigentenny Road, Morristons on
Portobello Road



Schools
Craigentenny PS, St Ninian's RC PS,
Leith Academy, Holy Road RC High
School



Parking
On street



Council Tax Band - C



EPC - D



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.

**campbell
smith**