

campbell
smith

40 Grierson Crescent,
Edinburgh,
EH5 2AX



- Main door lower villa flat in popular residential area
- Hall
- Sitting room
- Kitchen
- 2 double bedrooms –one with built-in wardrobes
- Bathroom
- GCH/DG
- Private gardens front & rear plus shared drying green

Offers Over : £160,000



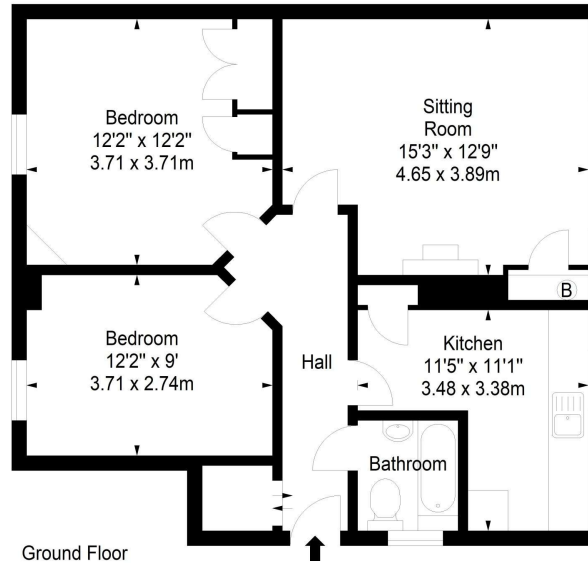




**Grierson Crescent,
Edinburgh,
Midlothian, EH5 2AX**



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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+ Extras
No warranty is given regarding the services, systems or any appliances

 Buses
Granton Road – 8, 9, 14, N14

 Shops
Granton Road, Goldenacre, Morrisons on Ferry Road, Lidl on West Granton Road

 Schools
Wardie PS, Holy Cross RC PS, Trinity Academy, St Thomas of Aquin's RC HS

 Parking
On street

 Council Tax Band – C

 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.



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk