

campbell
smith

17/2 Drumdryan Street,
Edinburgh,
EH3 9JZ



- Ground floor flat in high amenity area
- Central location
- Traditional tenement with entry phone
- Hall
- Sitting room
- Kitchen
- 2 bedrooms
- Shower room
- Separate wc
- Gas central heating
- Double glazing
- Shared rear garden

Offers Over : £220,000









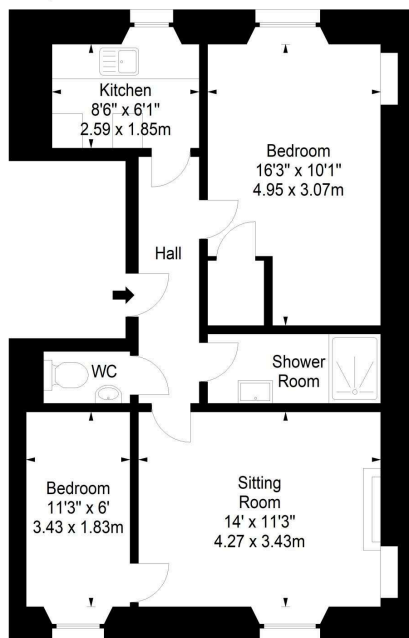




Drumdryan Street,
Edinburgh,
Midlothian, EH3 9JZ



Approx. Gross Internal Area
598 Sq Ft - 55.55 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

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



Buses

Home Street - 11, 15, 16, 23, 36, 101, 101A, 102, N11, N16



Shops

Tollcross, including Tesco, Sainsbury and Scotmid



Schools

Tollcross PS, St Peter's RC PS, James Gillespie's HS, St Thomas of Aquin's RC HS



Parking

Council resident's parking



Council Tax Band - B



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.