

campbell
smith

3/4 South Elixia Place,
Edinburgh,
EH8 7PG

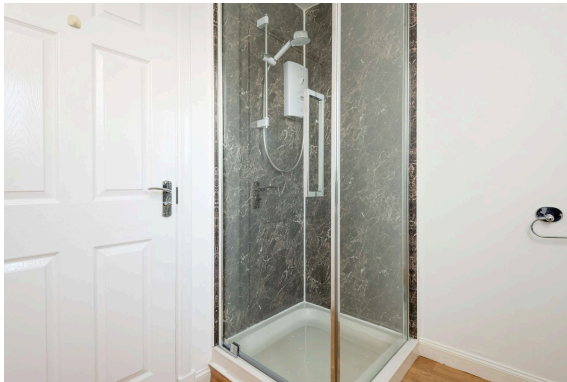


- Modern first floor flat in move in condition
- Highly regarded area with easy access to local amenities, public transport and the city centre
- Popular factored development with attractive communal landscaped gardens
- Allocated parking space
- Hall with 2 storage cupboards
- Freshly decorated and new carpets fitted in Nov 2025
- Lovely bay window sitting room
- Attractive dining kitchen
- 2 double bedrooms, both with built-in mirror wardrobes
- Stylish shower room
- Electric heating
- Double glazing

Offers Over : £208,000



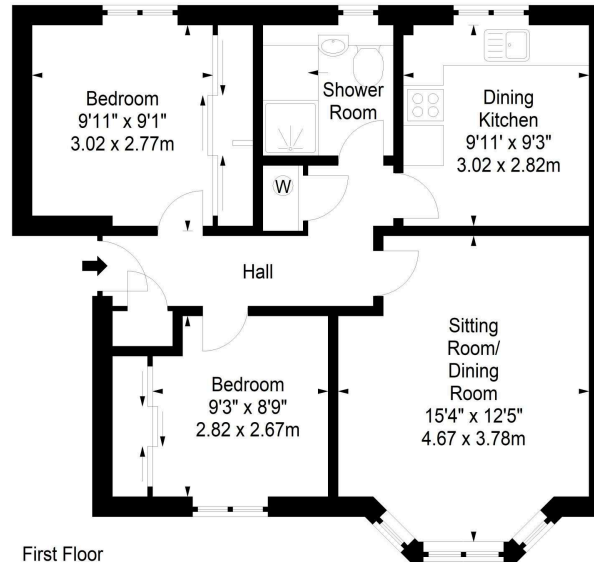




**South Elixia Place,
Edinburgh,
Midlothian, EH8 7PG**



Approx. Gross Internal Area
619 Sq Ft - 57.51 Sq M
For identification only. Not to scale.
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Extras

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



Buses

Willowbrae Road - 44, N107, N113, N124.
Northfield Broadway - 4, 5



Shops

Jock's Lodge, Tesco Express on Willowbrae Road, Morrisons on Portobello Road, Meadowbank Retail Park



Schools

The Royal High PS, St John's RC PS, Portobello HS, Holy Road RC HS



Parking

Allocated parking



Council Tax Band - D



EPC - C



Factor

Taylor Martin Property Management. Last quarterly account was £275.83 which includes communal building Insurance, green space & communal stair cleaning/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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camsmith.co.uk