

campbell  
smith

13 (1F3) Dalgety Avenue,  
Edinburgh,  
EH7 5UQ



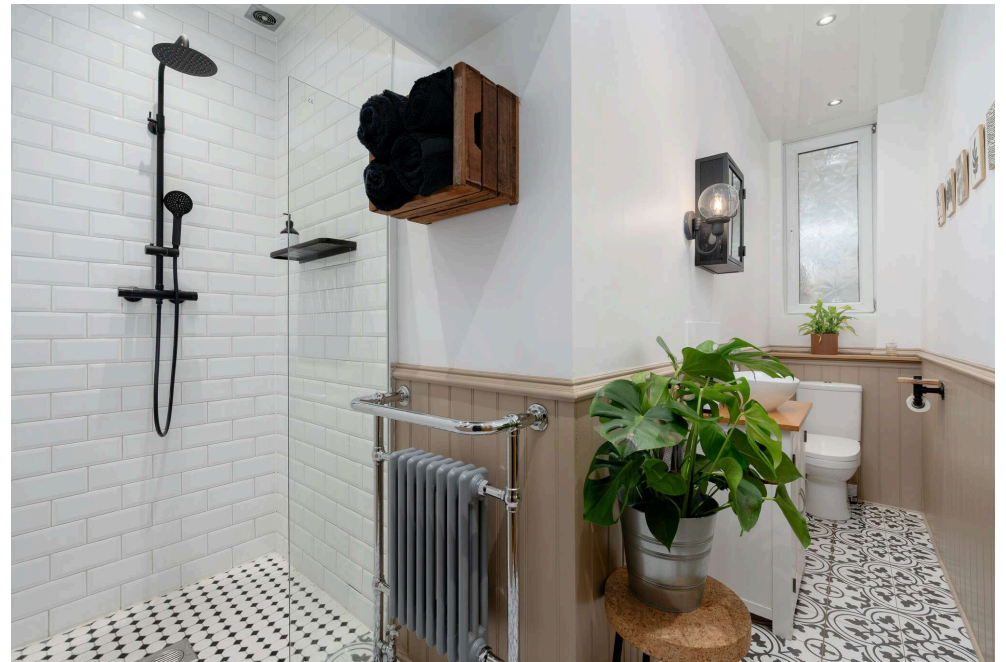
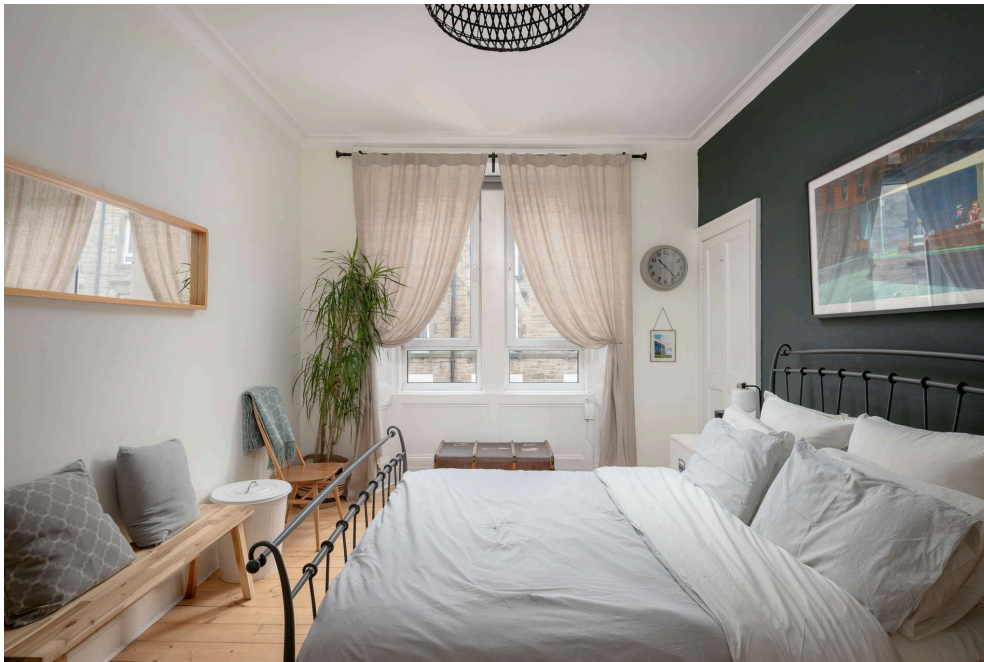
- Traditional first floor flat in move in condition
- High amenity area close to city centre
- Sitting room with dining recess
- Stylish recently fitted kitchen with white goods included
- Generous double bedroom
- Attractive shower room
- Stripped apartment doors
- Sanded and varnished floors
- Gas central heating
- Double glazing
- Entry phone/Shared rear garden

Offers Over : £190,000







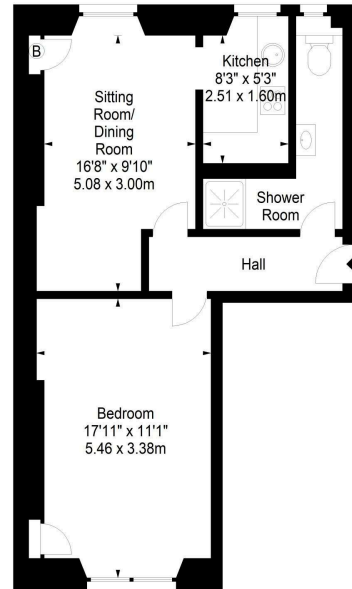




Dalgety Avenue,  
Edinburgh,  
Midlothian, EH7 5UQ



Approx. Gross Internal Area  
545 Sq Ft - 50.63 Sq M  
For identification only. Not to scale.  
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First Floor

**+** Extras  
The blinds, curtains, built in wardrobes and kitchen white goods are included



**Buses**  
Marionville Road - 19, 34, X39. London Road - 4, 5, 15, 26, 44, 45, N26, N107, N113, N124



**Shops**  
Meadowbank Retail Park, Abbeyhill, Easter Road



**Schools**  
Abbeyhill PS, St Ninian's RC PS, Drummond Community High, Holy Road RC HS



**Parking**  
Council resident permit



**Council Tax Band - B**



**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.



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