

campbell  
smith

56 Glendevon Place,  
Edinburgh,  
EH12 5UJ



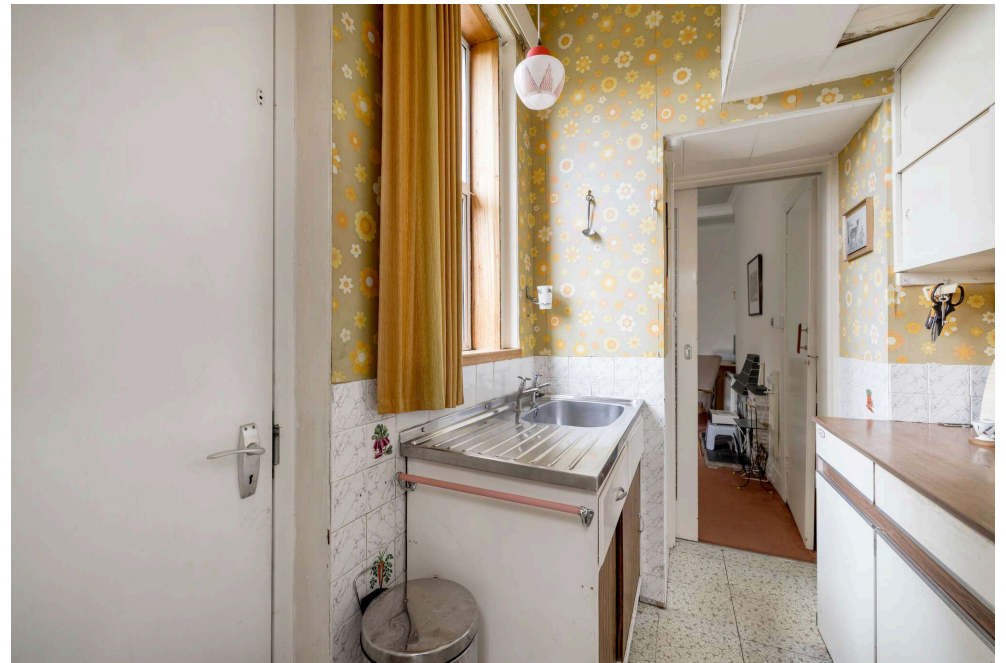
- Main door lower villa offering great potential
- Ideally placed for easy access to city centre
- Versatile accommodation
- Sitting room
- Kitchen
- 2 bedrooms
- Bathroom with shower over bath
- Electric heating
- Double glazing
- Private gardens front & rear

Offers Over : £250,000























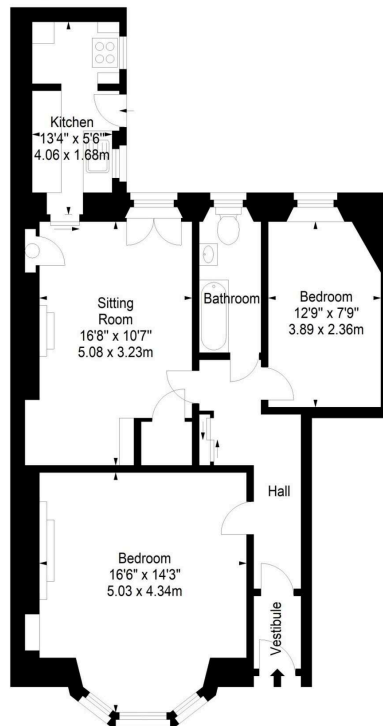




Glendevon Place, EH12 5UJ



Approx. Gross Internal Area  
744 Sq Ft - 69.12 Sq M  
For identification only. Not to scale.  
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Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

Most carpets, curtains, blinds, white goods & shed included. Furniture available. No warranty is given regarding the services, systems or any appliances



#### Buses

Corstorphine Road - 12, 26, 31, 98, N18, N26, X38, X39



#### Shops

Western Corner, Scotmid on Saughtonhall Drive



#### Schools

Balgreen PS, St Anderw's Fox Covert RC PS, Tynecastle High, St Augustine's RC HS



#### Parking

On street



Council Tax Band - D



EPC - E



#### 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.