

campbell  
smith

275 (1F3) Leith Walk,  
Edinburgh,  
EH6 8PD



- Beautifully presented and generously proportioned First Floor Flat
- Flexible accommodation of considerable character and style
- Tastefully and sympathetically upgraded by its present owner
- Excellent local facilities
- Reception Hall
- Twin windowed lounge with ornate cornice
- Box room
- Fitted kitchen/dining room
- Spacious double bedroom
- Bathroom with white suite & 'rainfall' shower
- Excellent storage
- Gas central heating with combination boiler
- Good quality sash & case double glazing
- Shared rear gardens
- Shared drying area
- Resident's permit parking

Offers Over : £265,000

espc / rightmove / Zoopla / s1homes.com / f / X

camsmith.co.uk









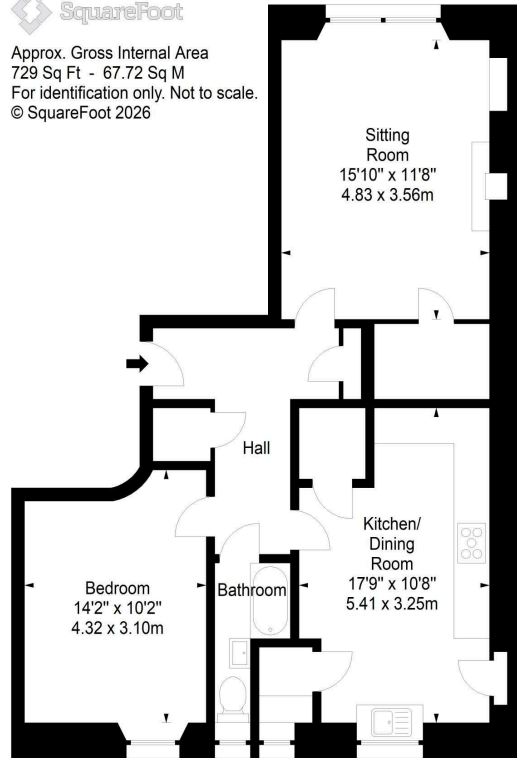




Leith Walk,  
Edinburgh,  
Midlothian, EH6 8PD



Approx. Gross Internal Area  
729 Sq Ft - 67.72 Sq M  
For identification only. Not to scale.  
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First Floor



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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

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

## + Extras

All fitted carpets and fitted floor coverings, curtains, dual fuel range style cooker, cooker hood, integrated dishwasher, fridge. The washing machine and free-standing fridge/freezer may also be included in the sale price.



## Buses

From Leith Walk - 7, 14, 16, 17, 25 & 49. Leith Walk is also located on the tram line between Newhaven and Edinburgh Airport.



## Shops

Tesco on Duke Street, Lidl on Easter Road, Sainsbury's at Meadowbank Retail Park and Morrison's at Piershill.



## Schools

Lorne Primary School, Star of the Sea RC Primary School, Leith Academy High School and Holy Rood RC High School.



## Parking

Restricted on-street parking is available on Leith Walk, with residents permit parking in the adjacent streets.



Council Tax Band B



EPC C



Factor

N/A



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.