

campbell
smith



2/2 Atholl Crescent Lane,
EDINBURGH,
EH3 8ET



- Modern first floor flat enjoying an enviable hideaway location in the heart of Edinburgh's city centre
- Within walking distance of trams, buses, railway station, Princes Street & the city's financial centre
- Ideal pied-à-terre, first buy or would suit a professional person or couple
- Factored building with a secure entry phone system
- Sitting room with bay window having a pleasant outlook
- Kitchen with white goods included
- Double bedrooms with built-in wardrobes
- Bathroom with shower over the bath
- Gas central heating

Offers Over : £205,000



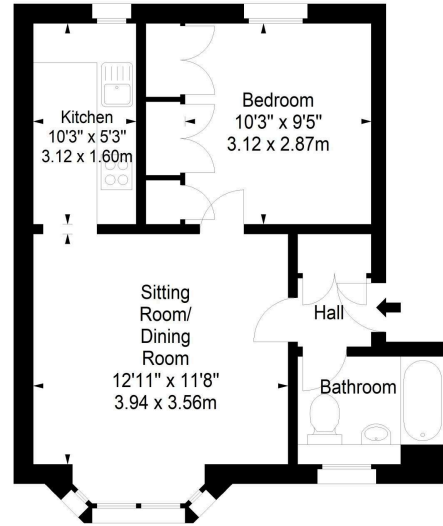




Atholl Crescent Lane,
Edinburgh,
Midlothian, EH3 8ET



Approx. Gross Internal Area
421 Sq Ft - 39.11 Sq M
For identification only. Not to scale.
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First Floor




21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
The fitted carpets, curtains & white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances

 Buses
Shandwick Place - 3, 31, 33, N31, X31, 4, 25, 26, 44, 113, N1, N25, N26, N44, N107, N113, X4, X7, X26 & the tram which provides easy access to the airport


 Shops
West End, Princes Street

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

 Parking
Council resident's permit scheme

 Council Tax Band - C

 EPC - C

 Factor
Charles White - currently £75.80 pm including an extra sum for new stair lighting. Covers communal buildings insurance, communal stair cleaning and electricity, gutter cleaning and the factor's management fee

 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.