campbell smith

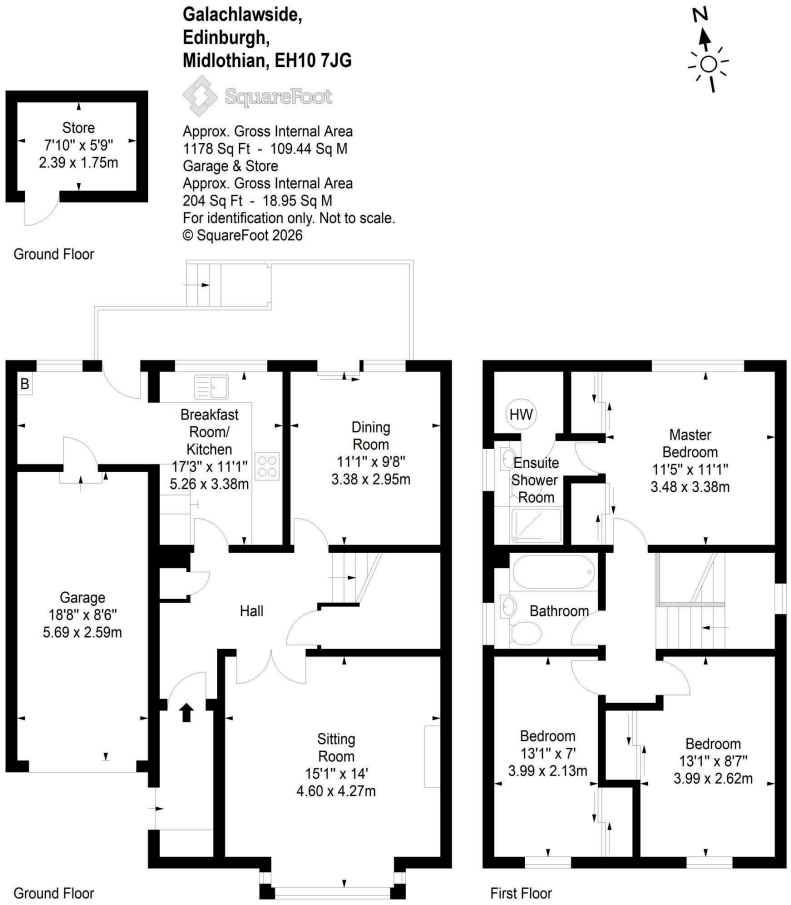
26 Galachlawside, Edinburgh, EH10 7JG

- Beautifully presented and tastefully upgraded Linked Detached Villa occupying a quiet cul-de-sac position in this exclusive, modern, yet mature residential development
- Excellent local amenities and facilities
- Reception hall
- Sunny, box-bay windowed lounge with feature fireplace
- Dining room with patio doors to rear terrace and enclosed garden
- Quality fitted kitchen with granite work-tops & integrated appliances
- Open-plan breakfast room
- Master bedroom with luxury en-suite and built-in 'his & hers' mirrored wardrobes
- Two further double bedrooms with built-in mirrored wardrobes
- Stylish family bathroom with power shower
- Gas central heating with Hive controls
- Quality double glazing
- Security system and Ring cameras
- Mature, well stocked, private front and enclosed rear gardens
- Private double driveway and single garage
- Good storage

Offers Over : £495,000

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

camsmith.co.uk



Extras
All fitted carpets & fitted floor coverings, blinds, gas hob, electric double oven, cooker hood, dishwasher and fridge/freezer.

Buses
On Frogston Road West – 11 & 18.

Shops
Morrison's at Hunters Tryst, Aldi on Oxgangs Road, Tesco at Colinton Mains and Sainsbury's, Asda and Aldi at Straiton/Bilston

Schools
Buckstone Primary School, St. Peter's RC Primary School, Boroughmuir High School and St. Thomas of Aquin's RC High School.

Parking
The property has a double driveway to the side of the building, this affording off-street parking for at least two cars and leading to a single garage with up-and-over door.

Council Tax Band G

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.

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