

campbell
smith

14/10 Trafalgar Street,
Edinburgh,
EH6 4DG



- Quietly situated and easily manageable Top Floor Flat
- Popular and mature location to the north-east of the city
- Excellent local amenities
- Reception Hall
- Spacious open plan lounge/ fitted kitchen with appliances
- Large double bedroom with leafy, open outlook
- Bathroom with white suite & over-bath shower
- Good storage
- Double glazing
- Well kept shared gardens
- Unrestricted on- street parking
- Secure entry system

Offers Over : £150,000



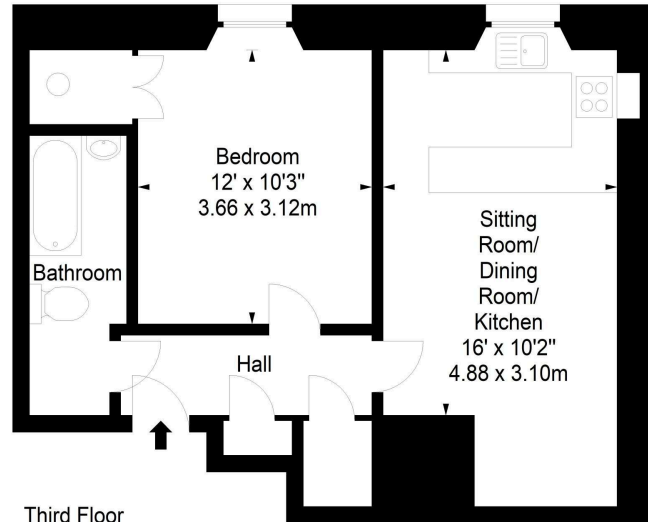




**Trafalgar Street,
Edinburgh,
Midlothian, EH6 4DG**



Approx. Gross Internal Area
465 Sq Ft - 43.20 Sq M
For identification only. Not to scale.
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Third Floor

+ Extras
- All fitted carpets and fitted floor coverings, curtains, induction hob, electric oven, cooker hood, washing machine, microwave, fridge/freezer and wardrobe.

 **Buses**
On Ferry Road - 7, 14 & 21. On Newhaven Road - 11.

 **Shops**
Tesco at Canonmills, Aldi on Commercial Street and Asda at Newhaven

 **Schools**
Trinity Primary School, Holy Cross RC Primary School, Trinity Academy and St. Thomas of Aquin's RC High School

 **Parking**
Unrestricted on-street parking is available on Trafalgar Street and in the adjacent streets

 **Council Tax Band A**

 **EPC E**

 **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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