

campbell
smith

40 Marionville Crescent,
Edinburgh,
EH7 6AU



- Bright, traditional semi-detached bungalow quietly situated in this popular residential locale
- Mature and highly desirable residential location to the east of the city
- Fine open views to Arthur's Seat
- Reception Hall
- Bay windowed lounge with coal effect gas fire
- Stylish fitted kitchen with appliances
- Two double bedrooms (one with full-length built-in wardrobes)
- Shower room with Triton electric shower
- Attic storage with potential for conversion (subject to planning & consents)
- Gas central heating
- Double glazing
- Mature, enclosed rear garden
- Private driveway and unrestricted on-street parking

Offers Over : £290,000









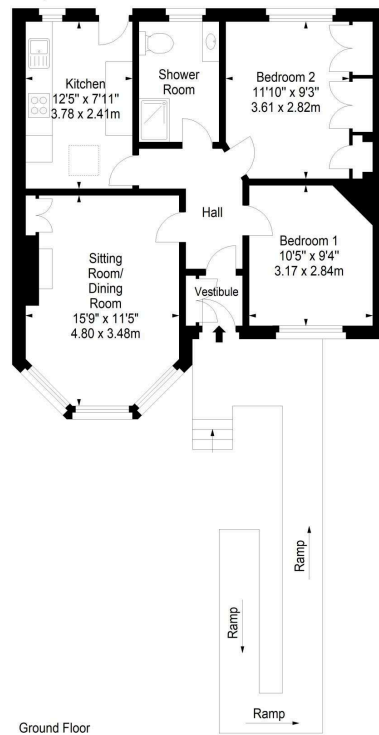




Marionville Crescent,
Edinburgh,
Midlothian, EH7 6AU



Approx. Gross Internal Area
648 Sq Ft - 60.20 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



Extras

All fitted carpets and fitted floor coverings, blinds, gas hob, electric oven, cooker, hood, washing machine and fridge/freezer.



Buses

From Marionville Road - 19, 25 & 34. From London Road - 4, 5, 15, 26, 44, 45, 106, 113 & 124.



Shops

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



Schools

Craigentinny Primary School, St. Ninian's RC Primary School, Leith Academy and Holy Rood RC High School.



Parking

A private driveway affords off-street parking for one car, with unrestricted on-street parking also being available on Marionville Crescent itself.



Council Tax Band E



EPC D



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.