

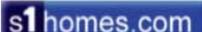
campbell  
smith

10/3 Sandpiper Drive,  
Edinburgh,  
EH6 6QJ



- Fabulous contemporary first floor flat in move in condition
- Factored building with entry phone & lift
- Allocated private parking
- Excellent high amenity area – shopping, buses & tram
- Spacious & welcoming reception hall with utility/storage cupboard
- Bright, dual aspect open plan sitting/dining/kitchen with south westerly facing Juliette balcony
- Master bedroom with built-in mirror wardrobes & an ensuite shower room
- Second double bedroom
- Stylish bathroom with hand shower
- Gas central heating
- Double glazing
- Communal bicycle store

Fixed Price : £295,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk









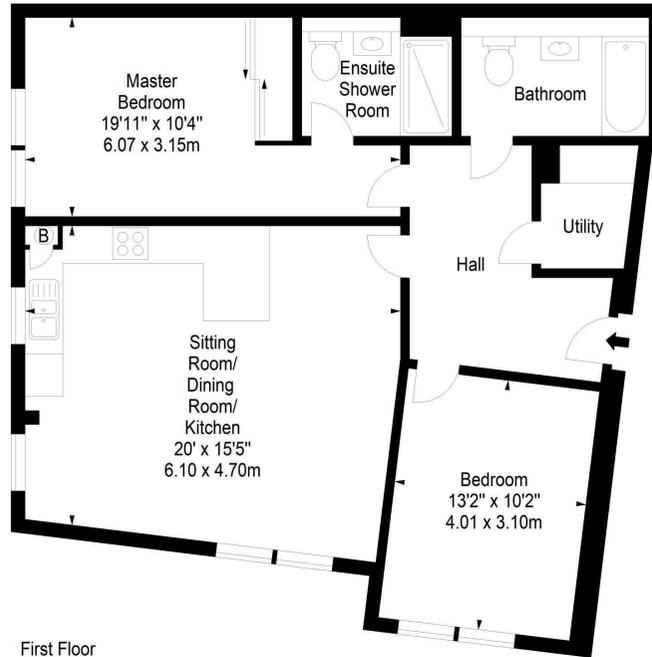




Sandpiper Drive,  
Edinburgh,  
Midlothian, EH6 6QJ



Approx. Gross Internal Area  
922 Sq Ft - 85.65 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor



campbell  
smith

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

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

 Extras  
The kitchen white goods & blinds are included

 Buses  
Lindsay Road – 11, 16, 17, N16 & the Newhaven tram stop

 Shops  
Asda Superstore

 Schools  
Victoria PS, Holy Cross RC PS, Trinity Academy, St Thomas of Aquin's RC HS

 Parking  
Allocated parking space

 Council Tax Band – D

 EPC – B

 Factor  
Myreside Management – Please ask for details

 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.