

campbell
smith

8/4 Fala Place,
Edinburgh,
EH16 6FG



- Tastefully presented and easily manageable First Floor Flat forming part of this modern yet mature residential development in a quiet position
- Excellent local amenities and facilities
- Reception hall
- Twin windowed lounge
- Open plan fitted kitchen with integrated appliances
- Double bedroom with built-in mirrored wardrobes
- Bathroom with over-bath shower
- Gas central heating with combination boiler
- Double glazing
- Sunny shared rear garden
- Private Bike Store/Shed
- Residents & visitors car parking
- Secure entry system

Offers Over : £160,000



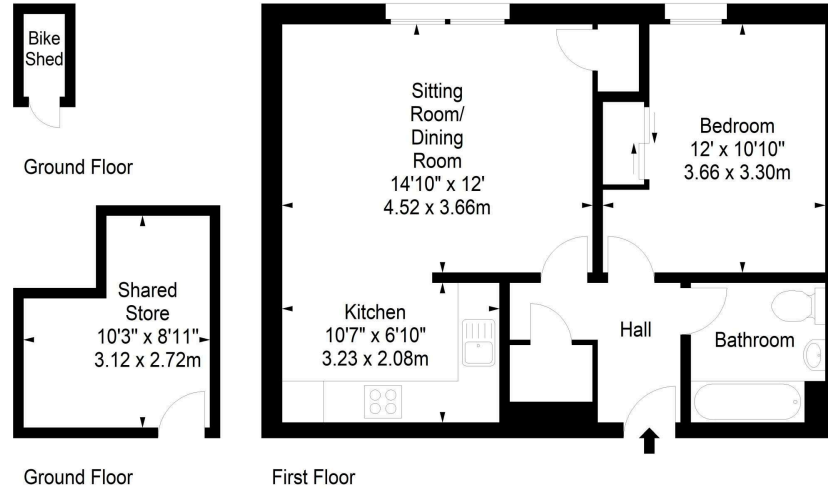
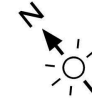




**Fala Place,
Edinburgh,
Midlothian, EH16 6FG**



Approx. Gross Internal Area
505 Sq Ft - 46.91 Sq M
Shared Store & Bike Shed
Approx. Gross Internal Area
84 Sq Ft - 7.80 Sq M
For identification only. Not to scale.
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camsmith.co.uk



Extras

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



Buses

On Lasswade Road - 31. On Captain's Road - 7, 11 & 18.



Shops

Day-Today Express on Linden Avenue, Tesco Express on Gracemount Drive, Sainsbury's & Lidl at Straiton Retail Park and Sainsbury's at Cameron Toll Shopping Centre.



Schools

Gracemount Primary School, St. Catherine's RC Primary School, Gracemount High School and Holy Rood RC High School.



Parking

Residents and visitors car parking is available on Fala Place and in adjacent Linden Avenue.



Council Tax Band B



EPC B



Factor

Ross & Liddell Approx £252 per year for building insurance, Approx. £80 for general maintenance to the common areas and management fees. A sinking fund of approx. £250 is in place.



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.