

campbell
smith

1/3 Gibson Terrace,
Edinburgh,
EH11 1AU



- Beautifully presented and stylishly finished First Floor Flat
- Tastefully and sympathetically upgraded by its present owner
- Excellent local facilities
- Reception Hall
- Open plan lounge/fitted kitchen with appliances
- Double bedroom
- Luxury shower room with white suite
- Excellent storage
- Gas central heating with combination boiler
- Good quality tilt & turn double glazing
- Shared rear garden
- Resident's permit parking
- Secure entry system

Offers Over : £185,000



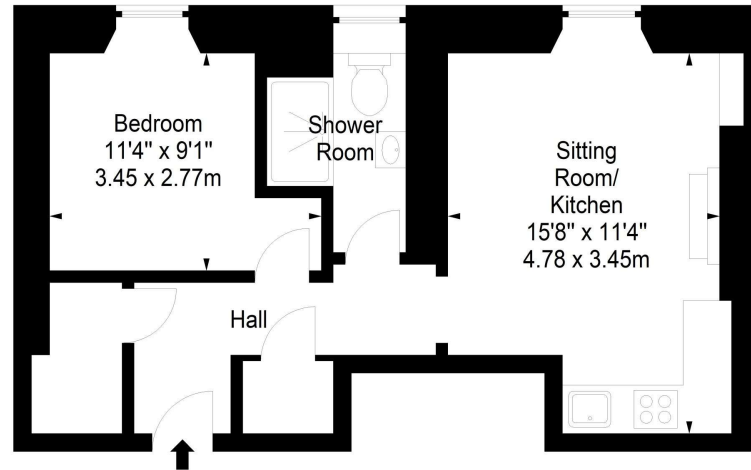
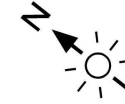




**Gibson Terrace,
Edinburgh,
Midlothian, EH11 1AU**



Approx. Gross Internal Area
428 Sq Ft - 39.76 Sq M
For identification only. Not to scale.
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First Floor

+ Extras
All fitted carpets and fitted floor coverings, blinds, gas hob, electric double oven, cooker hood, washing machine, fridge & freezer

 Buses
From Dundee Street - 1, 34 & 35. From Angle Park Terrace - 22, 34 & 35. From Gilmore Place - 10 & 27.

 Shops
Sainsbury's on adjacent Dundee Street and at Murrayfield, Lidl on Dalry Road and Asda at Chesser.

 Schools
Bruntsfield Primary School, St. Cuthbert's RC Primary School, Boroughmuir High School and St. Augustine's RC High School.

 Parking
Residents permit parking is available on Gibson Terrace and in the adjacent streets.

 Council Tax Band B

 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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camsmith.co.uk