

campbell  
smith

23 Abercorn Crescent,  
Edinburgh,  
EH8 7HZ



- Versatile detached bungalow offering great potential
- Large south facing rear garden
- Entrance vestibule
- Hall with 2 storage cupboards
- Bay windowed sitting room
- Dining room/3rd bedroom
- Kitchen
- 2 double bedrooms
- Bathroom
- Good sized attic
- Electric heating
- Partial secondary glazing

Offers Over : £435,000























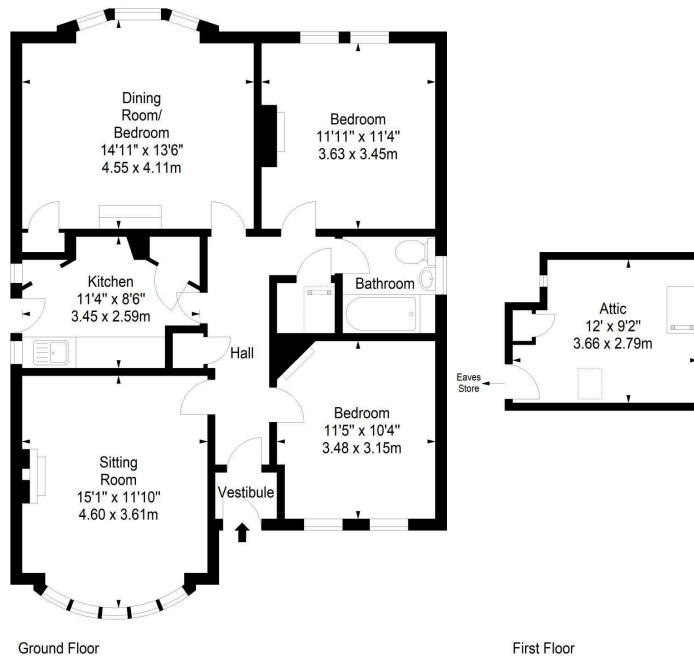




Abercorn Crescent,  
Edinburgh,  
Midlothian, EH8 7HZ



Approx. Gross Internal Area  
891 Sq Ft - 82.77 Sq M  
Attic  
Approx. Gross Internal Area  
104 Sq Ft - 9.66 Sq M  
For identification only. Not to scale.  
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21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)



**Extras**  
The fitted carpets, curtains, blinds, kitchen white goods and shed are included



**Buses**  
Willowbrae Road - 44, 253, N107, N113, N124. London Road - 4, 5, 15, 26, 44, 45, 253, N26, N107, N113, N124



**Shops**  
Jock's Lodge, Meadowbank Retail Park, Morrisons on Portobello Road, Asda at the Jewel, Fort Kinnaird Retail Park



**Schools**  
Parsons Green PS, St John's RC PS, Portobello HS, Holy Rood RC HS



**Parking**  
On street



**Council Tax Band - F**



**EPC - F**



**Factor**  
None



**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.