campbell smith



35 Primrose Terrace,
Edinburgh,
EH11 1PE

- Well proportioned and easily manageable Stone-Built Lower Villa forming part of the 'flower colonies' off Slateford Road
- Cul-de-sac location
- Excellent local amenities and facilities
- Entrance vestibule
- Reception hall
- Sunny lounge overlooking enclosed private garden
- Fitted kitchen with appliances
- Spacious double bedroom
- Bathroom with electric shower
- Separate WC compartment
- Gas central heating
- Double glazing
- West-facing private garden
- Unrestricted on-street parking
- Good storage

Fixed Price : £245,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk



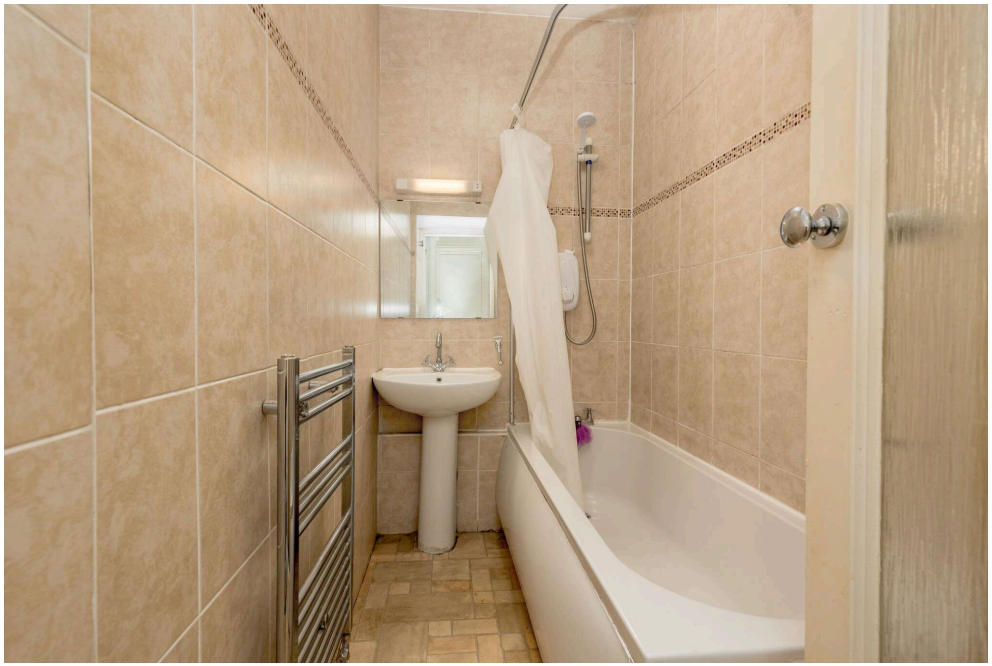












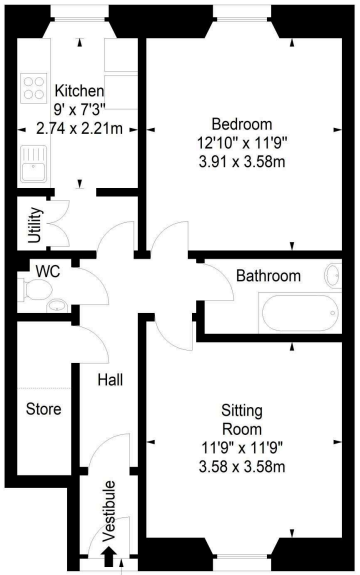

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Primrose Terrace,
Edinburgh,
Midlothian, EH11 1PE

SquareFoot

Approx. Gross Internal Area
586 Sq Ft - 54.44 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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

Buses
On Slateford Road – 4, 22, 34, 35 & 44.

Shops
Margiotta on Harrison Gardens, Tesco on Colinton Road, Asda at Chesser and Waitrose on Morningside Road.

Schools
Craiglockhart Primary School, St. Cuthbert's RC Primary School, Tynecastle High School and St. Augustine's RC High School.

Parking
Unrestricted on-street parking is available on Primrose Terrace itself.

Council Tax Band C

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.

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21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk