

campbell
smith

7, 3f2 Viewforth Gardens,
Edinburgh,
EH10 4ET



- Top/third floor flat
- Cul de sac setting
- Sought after high amenity area
- Sitting/dining room
- Kitchen
- Utility room
- 2 double bedrooms
- Shower room
- Gas central heating
- Communal rear garden

Fixed Price: £299,995



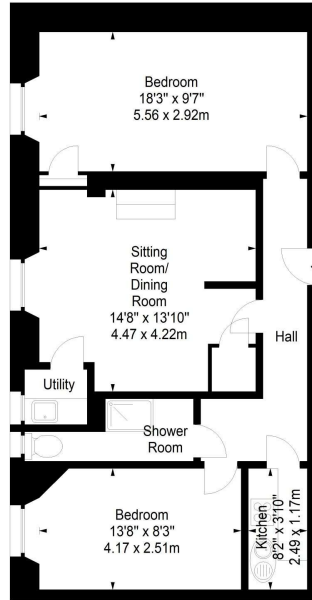




**Viewforth Gardens,
Edinburgh,
Midlothian, EH10 4ET**



Approx. Gross Internal Area
712 Sq Ft - 66.14 Sq M
For identification only. Not to scale.
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Third Floor

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

No warranty is given regarding the services, systems or any appliances



Buses

Bruntsfield Place - 11, 15, 16, 23, 36, 45, N16



Shops

Bruntsfield, Morningside - including Tesco, Waitrose and M&S Simply Food



Schools

Bruntsfield PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC HS



Parking

Council resident's permit



Council Tax Band - D



EPC - C



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.

