

campbell
smith

34 Campbell Park
Crescent,
Edinburgh,
EH13 0HT



- Versatile detached bungalow with indoor swimming pool
- Envidable location adjacent to the open greenery of Campbell park
- Hallway with access to a large attic
- Generous dual aspect sitting room
- Dining kitchen
- 3 double bedrooms/2 with built-in wardrobes
- Shower room
- GCH/DG
- Attractive front garden
- Secluded rear garden with a detached indoor swimming pool, a summerhouse & a raised deck
- Expansive driveway
- Tandem garage with a good sized utility room

Offers Over : £490,000



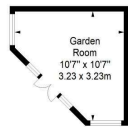
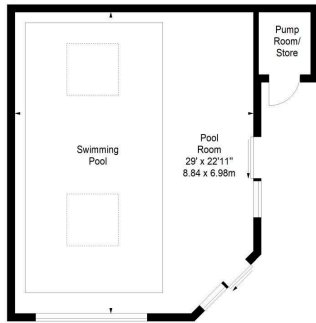












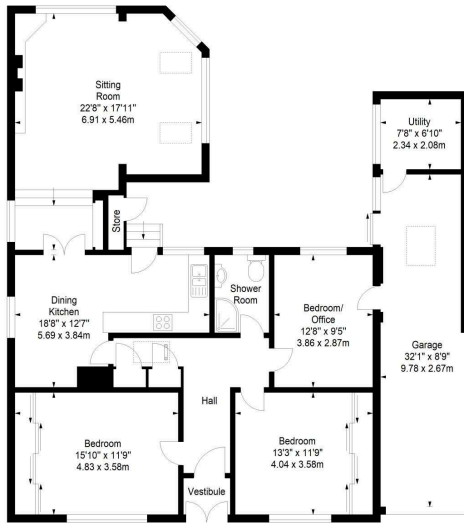
Campbell Park Crescent,
Edinburgh,
Midlothian, EH13 0HT



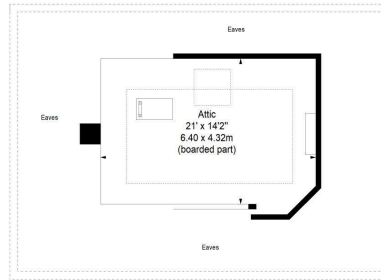
Approx. Gross Internal Area
1203 Sq Ft - 111.76 Sq M
Garage & Utility
Approx. Gross Internal Area
321 Sq Ft - 29.82 Sq M
Attic
Approx. Gross Internal Area
292 Sq Ft - 27.13 Sq M
Store & Out Buildings
Approx. Gross Internal Area
776 Sq Ft - 72.09 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



Attic



Extras

The fitted carpets, curtains and the white goods in the kitchen and utility room are included. No warranty is given regarding the services, systems or any appliances



Buses

Woodhall Road - 16, N16



Shops

Colinton Village, Tesco @ Colinton Mains, Aldi @ Oxfords & Morrisons @ Hunters Tryst all readily accessible



Schools

Bonaly PS, St Mark's RC PS, Firhill HS, St Thomas of Aquins RC HS



Parking

Expansive driveway and tandem garage



Council Tax Band - G



EPC - D



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.



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