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: £285,000

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

camsmith.co.uk















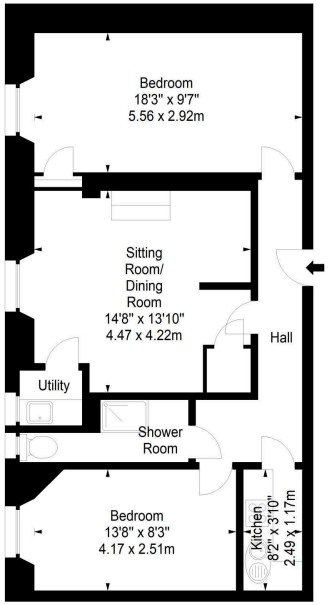




**Viewforth Gardens,**
**Edinburgh,**
**Midlothian, EH10 4ET**

SquareFoot

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

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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.