

campbell
smith

15/4 Brougham Street,
EDINBURGH,
EH3 9JS



- Very spacious stylish first floor Victorian Apartment
- Superb position in the heart of the City
- Accommodation upgraded to excellent standard
- Generous, bright Livingroom with timber flooring
- Stylish open plan kitchen with appliances included
- 2 good double bedrooms
- 1 Single bedroom/home office
- Attractive bathroom with shower over bath
- Gas Central Heating
- Double Glazing
- Entryphone System
- Communal Garden to rear

Offers Over: £315,000









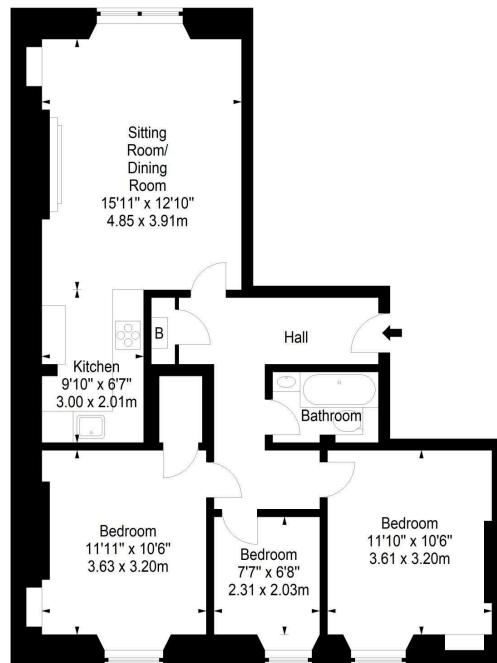




Brougham Street,
Edinburgh,
Midlothian, EH3 9JS



Approx. Gross Internal Area
783 Sq Ft - 72.74 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

All kitchen appliances including gas hob, electric oven, fridge/freezer, dishwasher, washing machine. Blinds.



Buses

Number 24 outside flat direct to Princes Street. From Home Street 10, 11, 15 and 16 From Lauriston Place 12, 23, 27, 35, 45, 47



Shops

Co-op supermarket, coffee shops & local eateries. In Bruntsfield and Morningside a Waitrose, M&S Foods, local supermarkets, butchers, a fishmonger, bakers and cheesemongers.



Schools

Tollcross Primary and St Peters RC Primary. High School level James Gillespies, and St Thomas of Aquins RC High.



Parking

On street parking



Council Tax Band C



EPC C



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.