

campbell  
smith

27 The Paddockholm,  
EDINBURGH,  
EH12 7XP

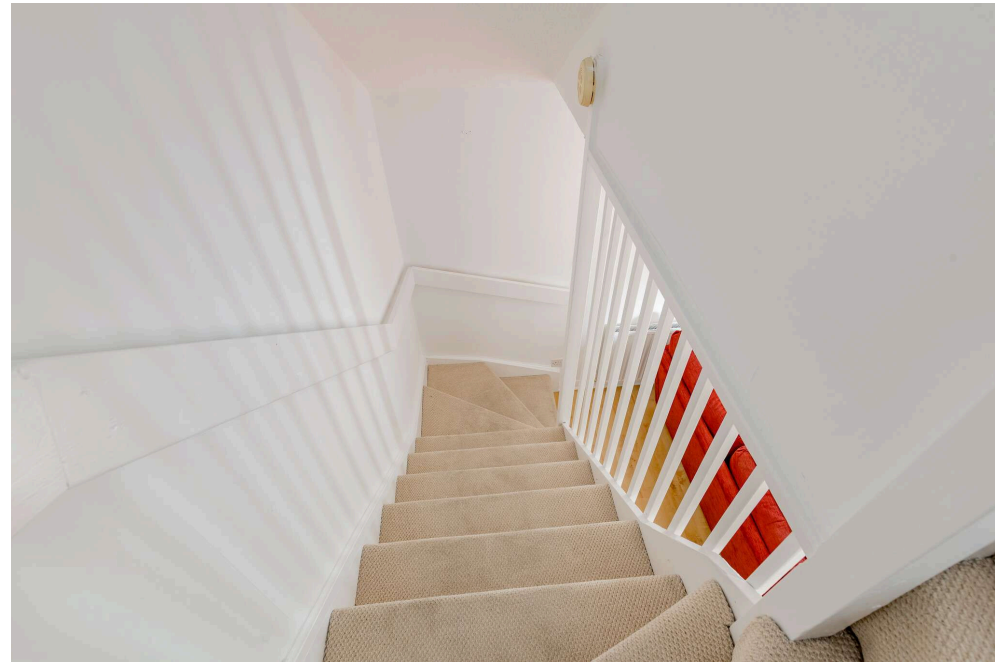


- CHARMING TERRACED VILLA IN VERY QUIET SPOT
- PRESTIGIOUS SOUGHT AFTER DISTRICT
- VERY BRIGHT SITTING ROOM WITH PATIO DOORS
- SEMI OPEN PLAN FITTED KITCHEN WITH APPLIANCES
- 2 DOUBLE BEDROOMS WITH STORAGE
- BATHROOM WITH SHOWER OVER BATH
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- AMPLE RESIDENTS PARKING
- MAINTAINED COMMUNAL GARDENS
- SHORT WALK TO SUPERB LOCAL SHOPPING
- EXCELLENT COMMUNICATION LINKS TO CITY AND BEYOND

Offers Over : £220,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk







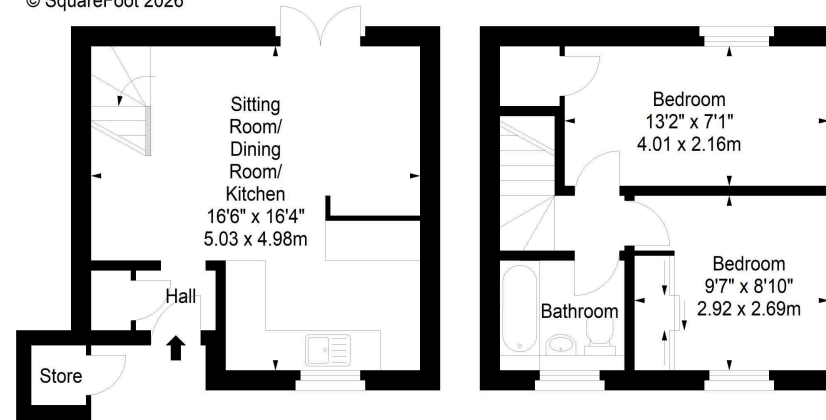
**The Paddockholm,  
Edinburgh,  
Midlothian, EH12 7XP**



Approx. Gross Internal Area  
523 Sq Ft - 48.59 Sq M  
Store

Approx. Gross Internal Area  
8 Sq Ft - 0.74 Sq M

For identification only. Not to scale.  
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Ground Floor

First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



**Extras**

All floor coverings including bedroom carpets. Kitchen appliances including electric hob and oven, washing machine, dishwasher and fridge/freezer.



**Buses**

A super selection of buses are available in St John's Road including the Airport, Glasgow and all other Scottish Cities. Lothian Buses 12, 26, 31, N1, N18, X18, X19.



**Shops**

Local shops and coffee shops are on St Johns Road, The Cyle Centre wiht retail outlets including Marks and Spencer and a large branch of Morrisons.



**Schools**

Carrick Knowe Primary and St Andrews Fox Covert RC. Forrester High School. St Augustines RC High



**Parking**

Ample unallocated slots to the rear of the house



Council Tax Band D



EPC D



**Factor**

Garden and communal area maintenance is carried out by Trinity Factors at an approximate cost of £25.00 per month



**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.