

campbell
smith



15 Caddell's Row,
Edinburgh,
EH4 6HY

- Most attractive hidden away terraced home enjoying a delightful sylvan setting beside the River Almond
- Sought after location
- Cul de sac with unrestricted parking
- Ideally placed for access to the River Almond walkway and Cramond Harbour
- Entrance vestibule
- Sitting room
- Dining kitchen with patio doors
- 2 double bedrooms, 1 with built-in mirror wardrobes
- Bathroom with shower over bath
- Attic offering excellent storage
- Electric heating
- Double glazing
- Front deck/sitootery
- Lovely terraced rear garden
- Communal elevated sun deck

Offers Over: £340,000









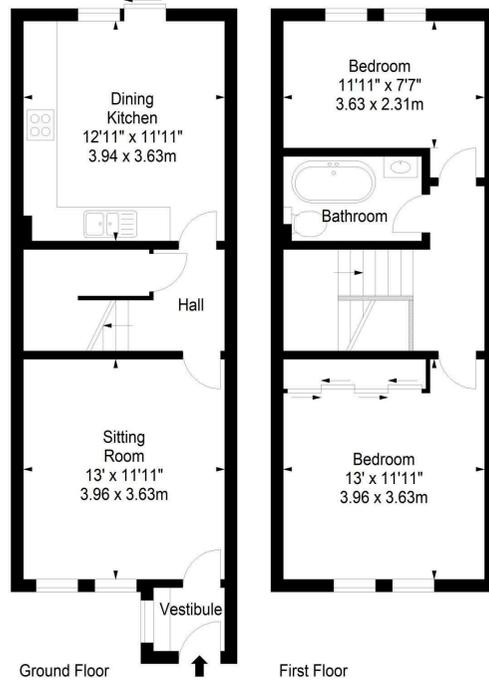




Caddells Row,
Edinburgh,
Midlothian, EH4 6HY



Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Extras

The fitted carpets, curtains, blinds, oven, hob, cooker hood, dish washer, fridge and freezer are included. No warranty is given regarding the services, systems or any appliances



Buses

Whitehouse Road - 32, 47, 47B



Shops

Scotmid on Whitehouse Road, Parkgrove Shopping Centre on Queensferry Road, Tesco at Davidson Mains, Gyle Shopping Centre



Schools

Cramond PS, St Andrews Fox Covert RC PS, The Royal High Secondary School, St Augustine's RC HS



Parking

Unrestricted on street parking. 4 unallocated residents spaces



Council Tax Band - E



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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