

campbell
smith

62 Grigor Avenue,
Edinburgh,
EH4 2PG



- DETACHED BUNGALOW IN NEED OF SOME UPGRADING
- PRESTIGIOUS AREA WITH EASY ACCESS TO CITY CENTRE
- VERSATILE ACCOMMODATION 2 OR 3 BEDROOMS
- ATTRACTIVE SITTING ROOM OVERLOOKING FRONT GARDEN
- SUNNY CONSERVATORY WITH GARDEN VIEWS
- DINING ROOM OR BEDROOM 3
- FITTED KITCHEN WITH ALL WHITE GOODS INCLUDED
- 2 DOUBLE BEDROOMS WITH FITTED STORAGE
- BATHROOM WITH SHOWER OVER BATH
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DELIGHTFUL WRAP AROUND GARDENS (EXTERNAL WATER SUPPLY)
- SINGLE GARAGE WITH POWER, LIGHT AND ROLLER DOOR
- EXCELLENT FLOORED AND INSULATED ATTIC WITH FITTED LADDER
- OUTSTANDING SHOPPING FACILITIES AND BUS SERVICES
- MONO BLOCKED DRIVEWAY FOR OFF STREET PARKING

Offers Over : £450,000









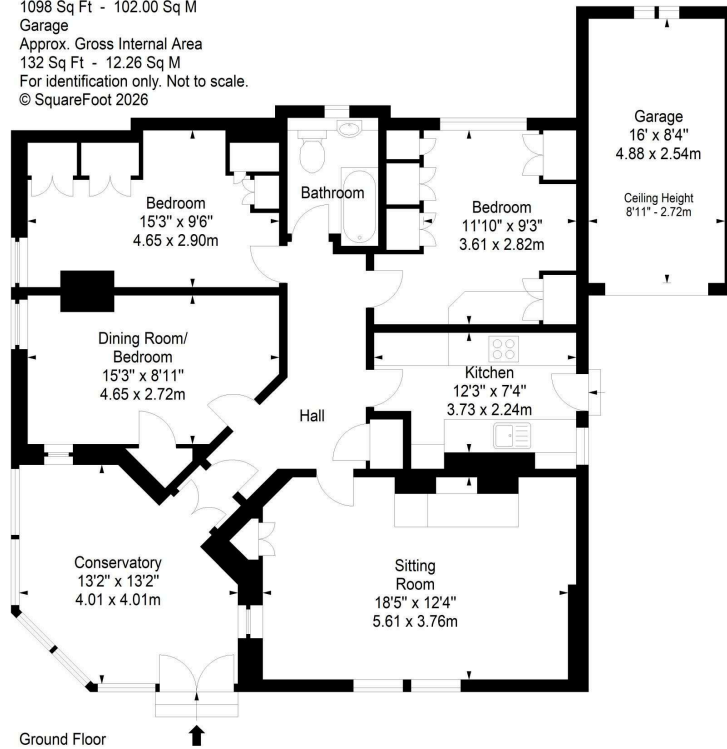




Grigor Avenue,
Edinburgh,
Midlothian, EH4 2PG



Approx. Gross Internal Area
1098 Sq Ft - 102.00 Sq M
Garage
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M
For identification only. Not to scale.
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Ground Floor

+ Extras
FITTED CARPETS, CURTAINS AND BLINDS,
KITCHEN WHITE GOODS, FITTED
BEDROOM FURNITURE



Buses
19, 37, 22, 24, 29, 37.38, N37 (LOTHIAN) X6, 106,
(EAST COAST).



Shops
WAITROSE (COMELY BANK). FULL RANGE OF
HIGH QUALITY LOCAL SHOPS IN STOCKBRIDGE.
CRAIGLEITH SHOPPING CENTRE WITH MARKS
AND SPENCER



Schools
FLORA STEVENSON PRIMARY, ST DAVID'S RC
PRIMARY, BROUGHTON HIGH, ST AUGUSTINES
RC HIGH SCHOOL.



Parking
MONOBLOCKED DRIVEWAY LEADING TO
SINGLE GARAGE WITH REMOTE CONTROLLED
ROLLER DOOR.



Council Tax Band F



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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