

campbell  
smith

5 Parkgrove Street,  
Edinburgh,  
EH4 7NS



- Family sized semi detached villa now requiring some modernisation
- Sitting room
- Kitchen
- 3 bedrooms, including 1 at ground floor level
- Upstairs bathroom with shower over bath
- Electric heating
- Double glazing
- Solar panels
- Generous sunny gardens

Fixed Price: £270,000









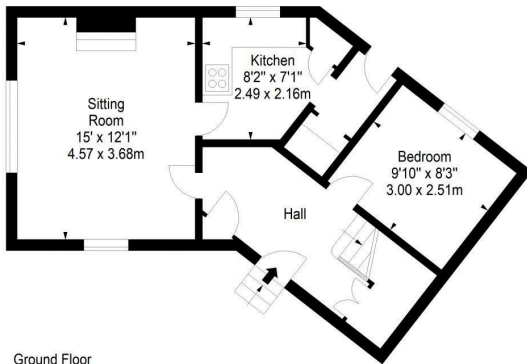




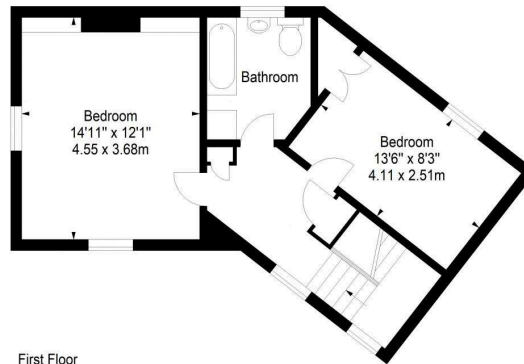
Parkgrove Street,  
Edinburgh,  
Midlothian, EH4 7NS



Approx. Gross Internal Area  
962 Sq Ft - 89.37 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



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  
The fitted carpets and white goods are included. No warranty is given regarding the services, systems or any appliances

 Buses  
Queensferry Road - 16, 43, N43, X47

 Shops  
Parkgrove Shopping Centre inc Tesco Express

 Schools  
Clermiston PS, St Andrew's Fox Covert RC PS, The Royal High Secondary School, St Augustine's RC HS

 Parking  
On street

 Council Tax Band - D

 EPC - E

 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.