

campbell
smith

23 Abercorn Crescent,
Edinburgh,
EH8 7HZ



- Versatile detached bungalow offering great potential
- Large south facing rear garden
- Entrance vestibule
- Hall with 2 storage cupboards
- Bay windowed sitting room
- Dining room/3rd bedroom
- Kitchen
- 2 double bedrooms
- Bathroom
- Good sized attic
- Electric heating
- Partial secondary glazing

Fixed Price : £430,000













Abercorn Crescent,
Edinburgh,
Midlothian, EH8 7HZ

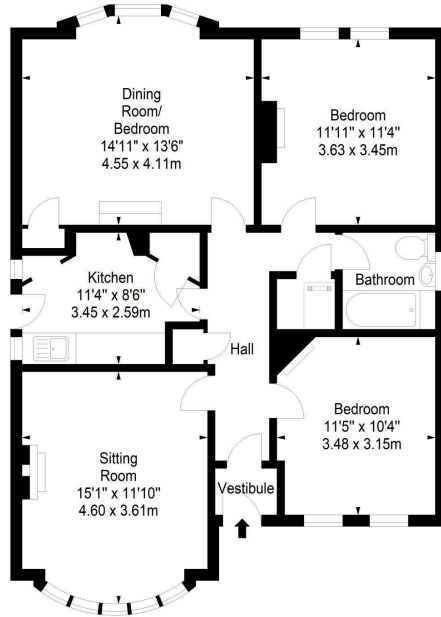


Approx. Gross Internal Area
891 Sq Ft - 82.77 Sq M

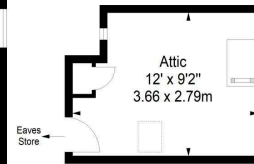
Attic

Approx. Gross Internal Area
104 Sq Ft - 9.66 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor



Extras

The fitted carpets, curtains, blinds, kitchen white goods and shed are included



Buses

Willowbrae Road - 44, 253, N107, N113, N124. London Road - 4, 5, 15, 26, 44, 45, 253, N26, N107, N113, N124



Shops

Jock's Lodge, Meadowbank Retail Park, Morrisons on Portobello Road, Asda at the Jewel, Fort Kinnaird Retail Park



Schools

Parsons Green PS, St John's RC PS, Portobello HS, Holy Road RC HS



Parking

On street



Council Tax Band - F



EPC - F



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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