

campbell  
smith

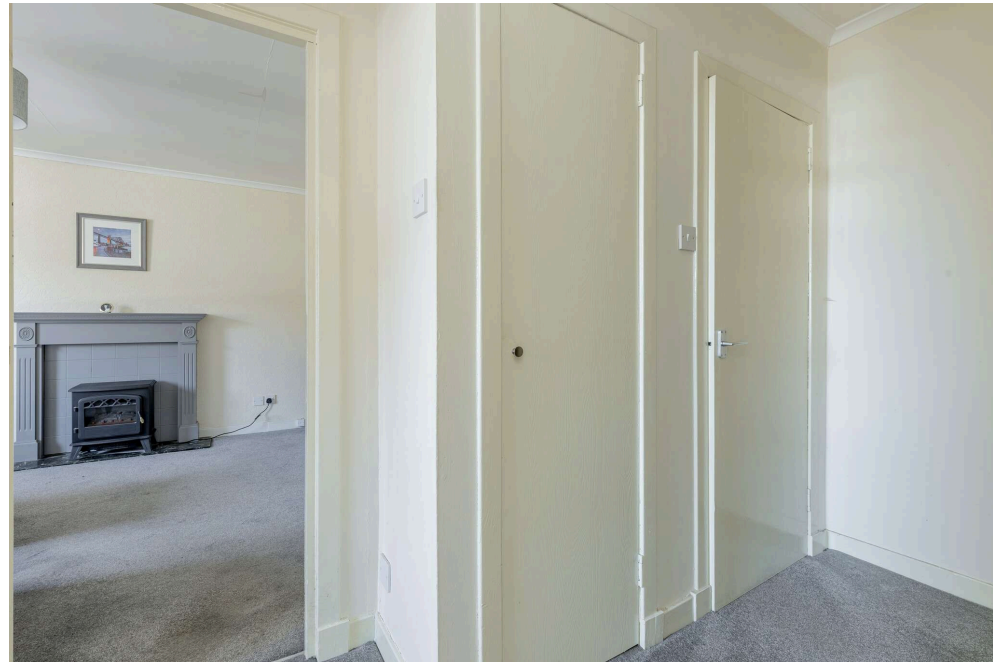


12/21 Abbey Lane,  
Edinburgh,  
EH8 8HH



- Well proportioned and easily manageable Top Floor Flat
- Within easy reach of the city centre
- Close to Arthur's Seat and Holyrood Park
- Easy access to excellent local amenities and facilities
- Entrance vestibule
- Reception Hall
- Lounge with feature fireplace
- Fitted kitchen with appliances
- Double bedroom with built-in wardrobes
- Bathroom with white suite & 'over-bath' shower
- Electric heating
- Secure entry system
- Private residents car parking

Offers Over : £145,000

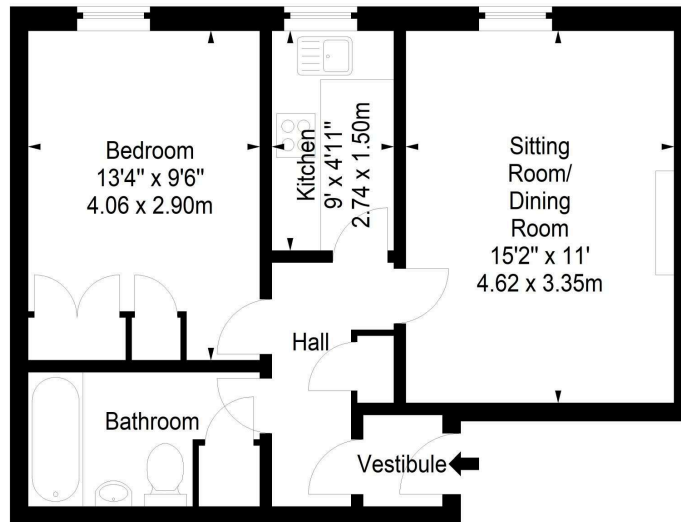




Abbey Lane,  
Edinburgh,  
Midlothian, EH8 8HH



Approx. Gross Internal Area  
476 Sq Ft - 44.22 Sq M  
For identification only. Not to scale.  
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Third Floor



21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)

**+** Extras  
All fitted carpets and fitted floor coverings, roller blinds, electric stove, halogen hob, electric oven, cooker hood, washing machine & fridge/freezer.

Buses  
On London Road - 4, 5, 15, 26, 44 & 45

Shops  
Sainsbury's at Meadowbank Retail Park, Lidl on Easter Road and Morrison's at Piershill.

Schools  
Abbeyhill Primary School, St. Ninian's RC Primary School, Drummond Community High School and Holy Rood RC High School.

Parking  
There is a private residents car parking area immediately to the front of the building.

Council Tax Band B

EPC D

Factor  
James Gibb £37.58 per month for cleaning stair and gardening in the back courtyard.

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.