

campbell
smith

4/1 Carrubbers Close, 135
High Street,
Edinburgh,
EH1 1SJ



- Stylish lower ground floor flat enjoying a pleasant outlook
- Remodelled and refurbished in 2019
- Superb city centre location
- Sitting room
- Fitted breakfasting kitchen
- 2 double bedrooms
- Shower room
- Gas central heating
- Secondary glazing
- Secure entry system

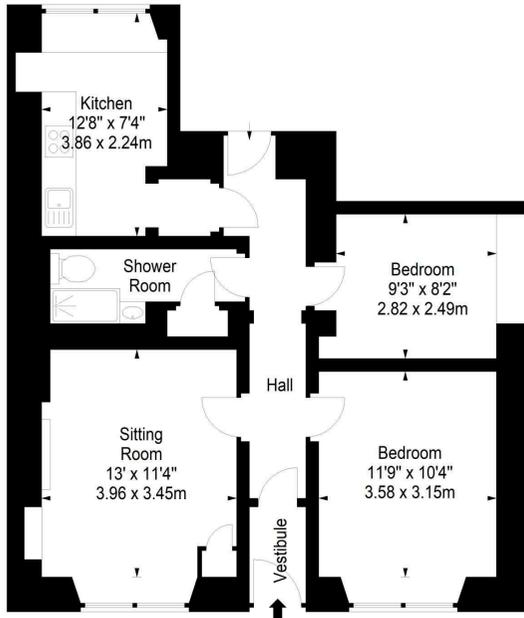




Carrubber's Close,
High Street,
Edinburgh,
Midlothian, EH1 1SJ



Approx. Gross Internal Area
682 Sq Ft - 63.36 Sq M
For identification only. Not to scale.
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Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
The fitted carpets and kitchen white goods are included

 Buses
High Street - 35. Short walk to Princes Street & Waterloo Place for more buses and the tram

 Shops
High Street, Princes Street, St James Quarter & Multrees Walk

 Schools
Royal Mile PS, St Mary's RC PS, James Gillespie High, St Thomas of Aquinas RC HS

 Parking
Council resident's permit

 Council Tax Band -C

 EPC - C

 Factor
EBM just appointed. Costs to be confirmed

 Pricing & Viewing
For current price and viewing please 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.