

campbell
smith

17/2 Lasswade Road,
Edinburgh,
EH16 6JB



- Versatile first floor flat with private garden
- Entryphone
- Spacious hall
- Twin windowed sitting room
- Dining kitchen
- Utility room
- 2 bedrooms
- Shower room
- GCH/DG
- Excellent storage

Offers Over : £185,000



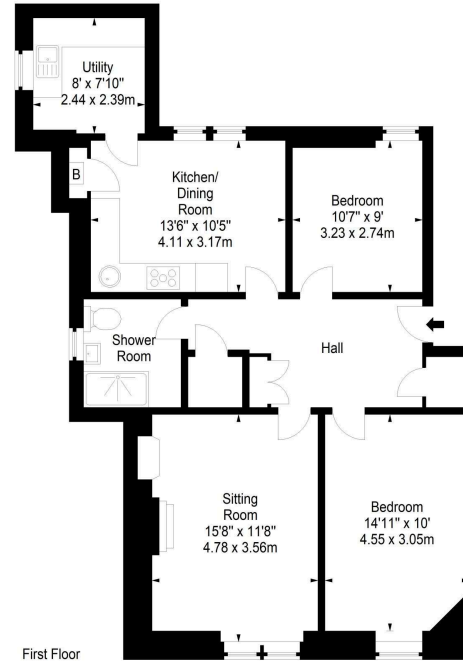




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Approx. Gross Internal Area
858 Sq Ft - 79.71 Sq M
For identification only. Not to scale.
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Extras

The fitted carpets, curtains, blinds 2 wall mounted TVs, wardrobes and kitchen/ utility white goods are included



Buses

Lasswade Road - 31, N31. Liberton Brae - 7, 37, 47, 47B, N37, X62



Shops

Lasswade Road, Cameron Toll Shopping Centre, Straiton Retail Park



Schools

Liberton PS, St Catherine's RC PS, Liberton High, Holy Road RC High



Parking
On street



Council Tax Band - C



EPC - C



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.



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk