

campbell
smith

2/3 South Mellis Park,
Edinburgh,
EH8 7TP



- Excellent, modern first floor flat with allocated parking
- Ideally placed for easy access to the city centre
- Factored development with communal landscaped gardens
- Entry phone
- Sitting room
- Stylish kitchen with appliances
- Double bedroom with built-in mirror wardrobe
- Bathroom with shower over bath
- Electric heating/DG

Offers Over : £135,000



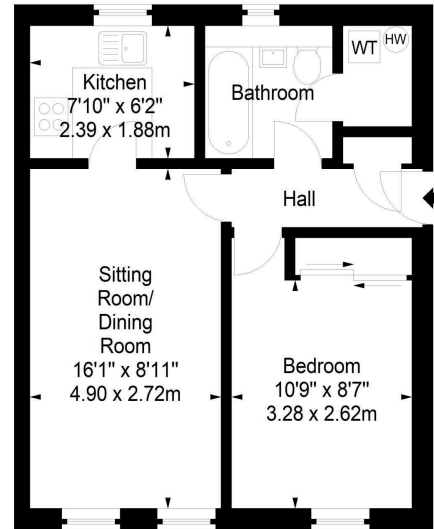




South Mellis Park, Edinburgh, EH8 7PT



Approx. Gross Internal Area
411 Sq Ft - 38.18 Sq M
For identification only. Not to scale.
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First Floor



Extras

The fitted carpets, curtains, blinds and kitchen white goods are included. The furniture is also available



Buses

Northfield Broadway - 4, 5, Willowbrae Road - 44, 253, N107, N113, N124, Piersfield Terrace - 4, 5, 26, 45, N26



Shops

Tesco Express on Willowbrae Road, Morrisons on Portobello Road, Asda at the Jewel



Schools

The Royal High PS, St John's RC PS, Portobello High, Holy Rood RC High



Parking

Allocated parking space



Council Tax Band - B



EPC - E



Factor

Charles White. Approx £80pm to cover communal maintenance and block buildings insurance



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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