

campbell  
smith

38 Biggar Road,  
Edinburgh,  
EH10 7BH



- Superb detached bungalow in move in condition
- Transformed by the present owners into a fabulous family home
- Lovely views of the Pentlands
- Versatile family accommodation over two levels
- Impressive panelled reception hall
- Bay windowed sitting room
- Designer German kitchen/dining room with patio doors
- 5 bedrooms – 3 downstairs and 2 upstairs
- Upstairs bedrooms have a Jack & Jill shower room
- Downstairs family bathroom
- GCH/DG
- Fully functioning office/studio
- Generous south-west facing landscaped rear garden
- Lots of off street parking
- Single garage

Offers Over : £680,000









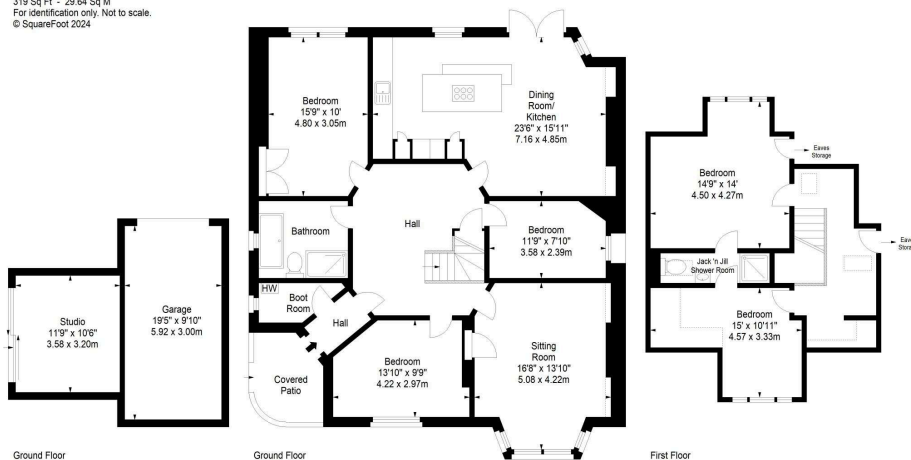




Biggar Road,  
Edinburgh,  
Midlothian, EH10 7BH



Approx. Gross Internal Area  
1802 Sq Ft - 167.41 Sq M  
Garage & Studio  
Approx. Gross Internal Area  
319 Sq Ft - 29.64 Sq M  
For identification only. Not to scale.  
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Ground Floor

Ground Floor

First Floor



**Extras**  
All floor coverings, blinds and white goods in the kitchen are included



**Buses**  
Biggar Road - 4,15, 101, 101A, 102



**Shops**  
Sainsbury Local, Buckstone Terrace, Morningside, Morrisons at Hunters Tryst, Lidl at Oxfgangs and Tesco at Colinton Mains, Straiton Retail Park



**Schools**  
Pentland PS, St Mark's RC PS, Firrhill HS, St Thomas of Aquin's RC HS



**Parking**  
Lots of off street parking & single garage



Council Tax Band - G



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.

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