

campbell
smith

26 Galachlawside,
Edinburgh,
EH10 7JC



- Beautifully presented and tastefully upgraded Linked Detached Villa occupying a quiet cul-de-sac position in this exclusive, modern, yet mature residential development
- Excellent local amenities and facilities
- Reception hall
- Sunny, box-bay windowed lounge with feature fireplace
- Dining room with patio doors to rear terrace and enclosed garden
- Quality fitted kitchen with granite work-tops & integrated appliances
- Open-plan breakfast room
- Master bedroom with luxury en-suite and built-in 'his & hers' mirrored wardrobes
- Two further double bedrooms with built-in mirrored wardrobes
- Stylish family bathroom with power shower
- Gas central heating with Hive controls
- Quality double glazing
- Security system and Ring cameras
- Mature, well stocked, private front and enclosed rear gardens
- Private double driveway and single garage
- Good storage

Fixed Price : £550,000









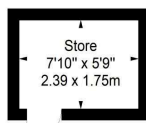




Galachlawside,
Edinburgh,
Midlothian, EH10 7JG



Approx. Gross Internal Area
1178 Sq Ft - 109.44 Sq M
Garage & Store
Approx. Gross Internal Area
204 Sq Ft - 18.95 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Extras

All fitted carpets & fitted floor coverings, blinds, gas hob, electric double oven, cooker hood, dishwasher and fridge/freezer.



Buses

On Grogston Road West - 11 & 18.



Shops

Morrison's at Hunters Tryst, Aldi on Oxbgangs Road, Tesco at Colinton Mains and Sainsbury's, Asda and Aldi at Straiton/Bilston



Schools

Buckstone Primary School, St. Peter's RC Primary School, Boroughmuir High School and St. Thomas of Aquin's RC High School.



Parking

The property has a double driveway to the side of the building, this affording off-street parking for at least two cars and leading to a single garage with up-and-over door.



Council Tax Band G



EPC C



Factor

N/A



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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