

campbell
smith

34 Queen's Park Court,
Edinburgh,
EH8 7DX

- Bright, well proportioned and easily manageable Second Floor Flat
- Within easy reach of the city centre
- Quiet location adjacent to Arthur's Seat and Holyrood Park
- Excellent local amenities and facilities
- Reception Hall
- Sunny lounge with access to private balcony
- Fitted kitchen with appliances
- Two double bedrooms with built-in wardrobes
- Single bedroom
- Shower room with three-piece white suite & electric shower
- Electric heating
- Double glazing
- Secure entry system & passenger lift
- Landscaped shared garden grounds
- Private residents car parking

Fixed Price : £275,000









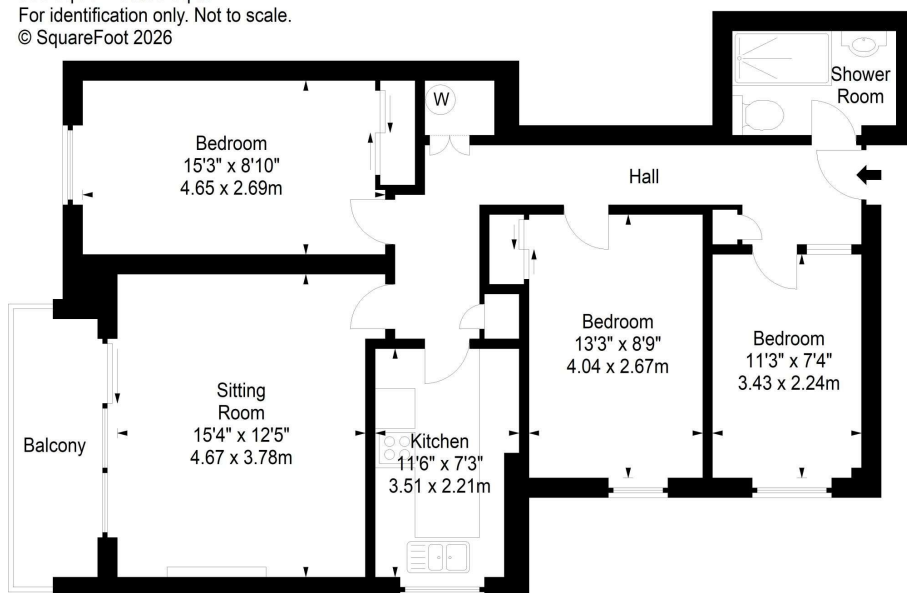




**Queen's Park Court,
Edinburgh,
Midlothian, EH8 7DX**



Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M
For identification only. Not to scale.
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Second Floor



Extras

Curtains, blinds, electric fire & surround, electric cooker, cooker hood, washing machine, dishwasher & fridge/freezer.



Buses

On London Road - 4, 5, 15, 26, 44 & 45.
From Willowbrae Road - 44.



Shops

Sainsbury's at Meadowbank Retail Park, Lidl on Easter Road and Morrison's at Piershill.



Schools

Parsons Green Primary School, St. Ninian's RC Primary School, Portobello High School and Holy Rood RC High School.



Parking

There is a private residents car parking area to the rear of the building.



Council Tax Band C



EPC D



Factor

James Gibb still to be appointed. Will cover block building insurance, stair cleaning, lift maintenance, garden maintenance



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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