

campbell
smith

12 (3F1) Spittal Street,
Edinburgh,
EH3 9DX



- Attractively presented, well proportioned & easily manageable traditional Top Floor Flat in a desirable city centre location
- Excellent local amenities
- Entrance Hall
- Open plan lounge/dining room with feature display fireplace & working shutters
- Fitted kitchen with gas hob, electric oven, cooker hood, washing machine & fridge/freezer
- Spacious double bedroom
- Second bedroom or study/home office
- Shower room with white suite & 'Mira' electric shower
- Electric heating
- Shared rear garden
- Resident's permit parking
- Secure entry system

Offers Over : £265,000









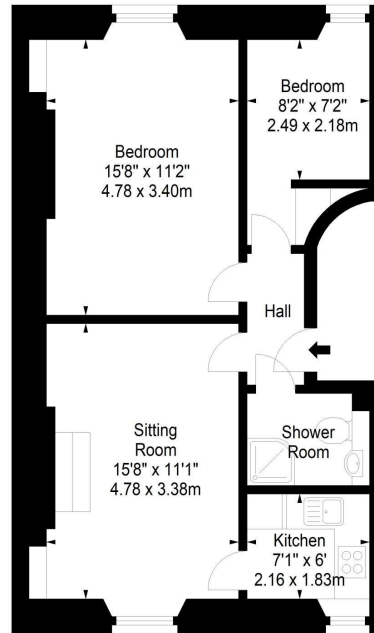




Spittal Street,
Edinburgh,
Midlothian, EH3 9DX



Approx. Gross Internal Area
569 Sq Ft - 52.86 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



Extras

Curtains, blinds, gas hob, electric oven, cooker hood, washing machine, fridge/freezer and wardrobe units in bedroom 1.



Buses

1, 10, 11, 12, 15, 16, 24, 34, 36, 47 & 124. From Bread Street - 2. From West Port - 35. Nearby Princes Street located on the tram line for easy access between Newhaven and Edinburgh Airport.



Shops

Sainsbury's Local at Morrison Street, Scotmid on Leven Street, Waitrose at Morningside, Tesco at Newington and Asda at Chesser.



Schools

Tollcross Primary School, St. Peter's RC Primary School, James Gillespie's High School and St. Thomas of Aquin's RC High School.



Parking

Residents permit parking is available on Spittal Street and in the adjacent streets.



Council Tax Band C



EPC E



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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