

campbell
smith

22/8 South Elixia Place,
Edinburgh,
EH8 7PG



- Well proportioned and easily manageable Top Floor Flat which would now benefit from a degree of modernisation & cosmetic upgrading
- Quiet location, but within easy reach of the city centre
- Excellent local amenities and facilities
- Entrance vestibule
- Reception Hall
- Bay-windowed lounge with open outlook
- Fitted kitchen/breakfast room with appliances
- Two double bedrooms with built-in mirrored wardrobes
- Bathroom with electric shower
- Electric heating
- Double glazing
- Attic storage
- Secure entry system
- Landscaped shared garden grounds
- Allocated residents car parking & visitors spaces

Offers Over : £180,000



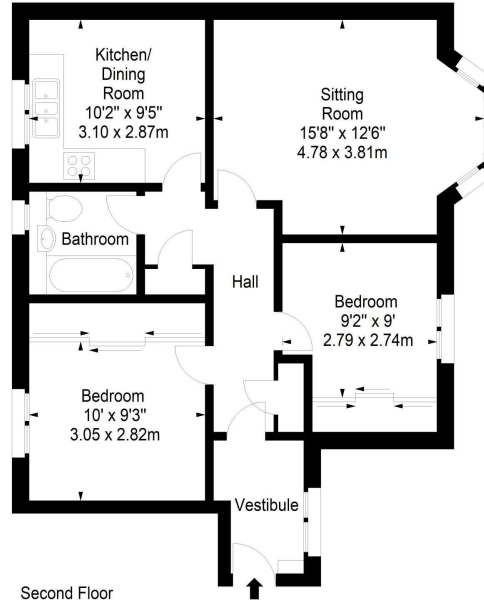




**South Elixia Place,
Edinburgh,
Midlothian, EH8 7PG**



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Extras

Electric hob, oven, cooker hood, washing machine & fridge/freezer. No warranty is given regarding the services, systems or appliances.



Buses

On Willowbrae Road - 44. From Northfield Broadway - 4 & 5. From Portobello Road - 4, 5, 15, 26 & 45.



Shops

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



Schools

The Royal High Primary School, St. John's RC Primary School, Portobello High School and Holy Road RC High School.



Parking

There is allocated residents car parking, plus visitors spaces, within the development.



Council Tax Band D



EPC D



Factor

Taylor Martin Property Management. Last quarterly account was £275.83 which includes communal building Insurance, green space & communal stair cleaning/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.



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk