



'Bright and well laid out top, 3rd, floor flat forming part of a traditional built tenement within a no through road.'

Hallway, rear facing lounge, open plan kitchen, good sized double bedroom and shower room. Double glazed windows. Electric heating. Shared garden to rear. On street parking to front.

Smithfield Street, just off Gorgie Road, lies some 2 miles West of Princes Street and is ideally placed for those working within the city centre with a regular bus service available on Gorgie Road. Alternatively, major access roads and Haymarket Railway Station allow for ease of travel out with the city. It is also worth noting the tram service which runs between Edinburgh Airport and Newhaven has a nearby station at Murrayfield. Within the immediate vicinity there are amenities to meet every day needs including shops, banks, public parks, Aldi and Sainsbury's supermarkets with nearby Fountain Park and Edinburgh West Retail Park providing additional facilities including leisure centres, cinemas and a number of major retailers.

Energy Performance Rating

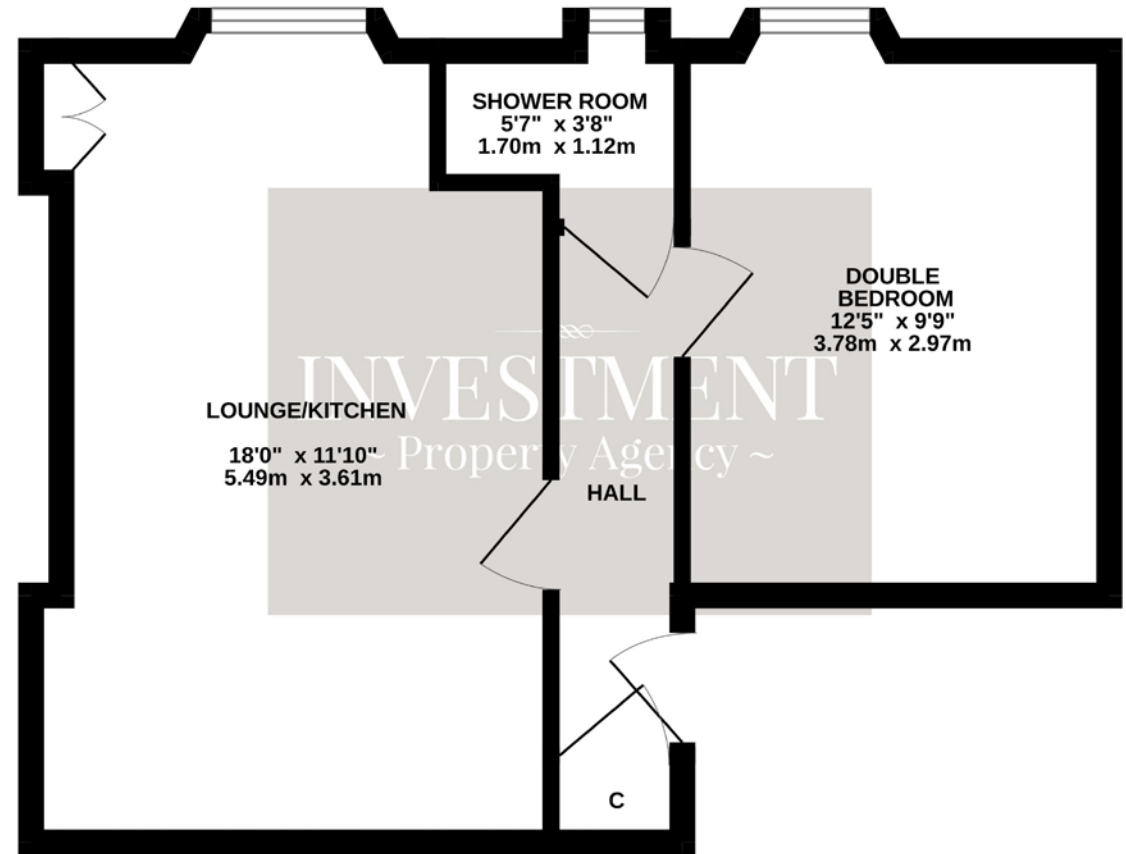
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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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