campbell smith



19a/3 York Place,
Edinburgh,
EH1 3EB

- Sunny, attractively presented and well proportioned traditional Lower Ground Floor Flat
- Stylish accommodation of considerable character
- Excellent local amenities
- Reception Hall
- Spacious lounge/dining room with glazed double doors to sunny private rear patio
- Quality fitted kitchen with induction hob, electric oven, cooker hood, dishwasher & fridge/freezer
- Utility cupboard with washing machine & tumble dryer
- Two double bedrooms with built-in wardrobes
- Luxury shower room with modern white suite
- South-facing private rear patio with summer house/studio
- Cellar storage
- Gas central heating with combination boiler
- Resident's permit parking
- Secure entry system
- Security alarm

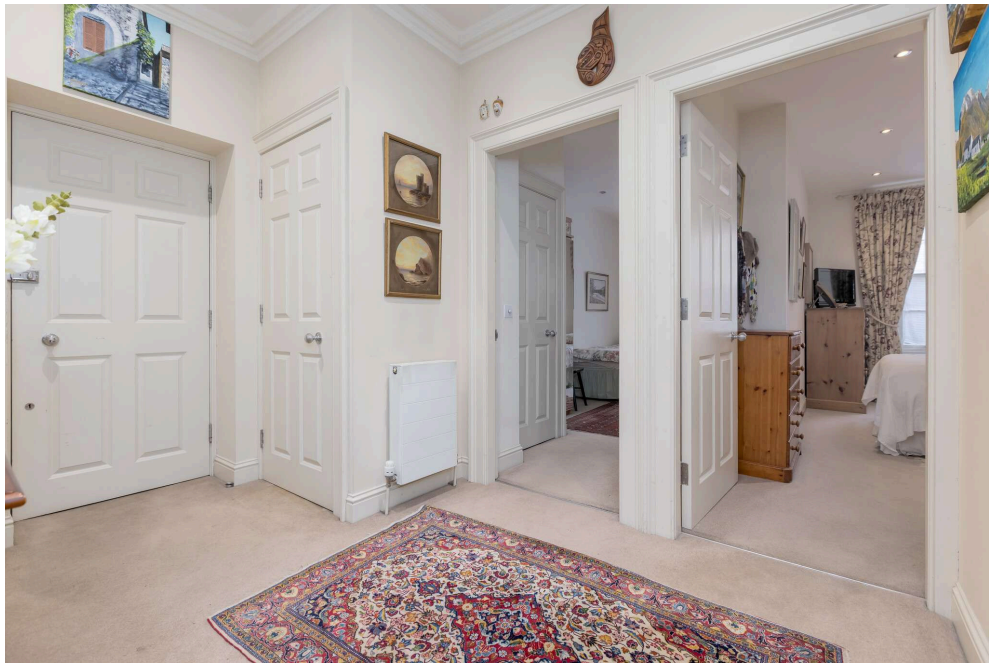
Fixed Price : £470,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk




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BOILER















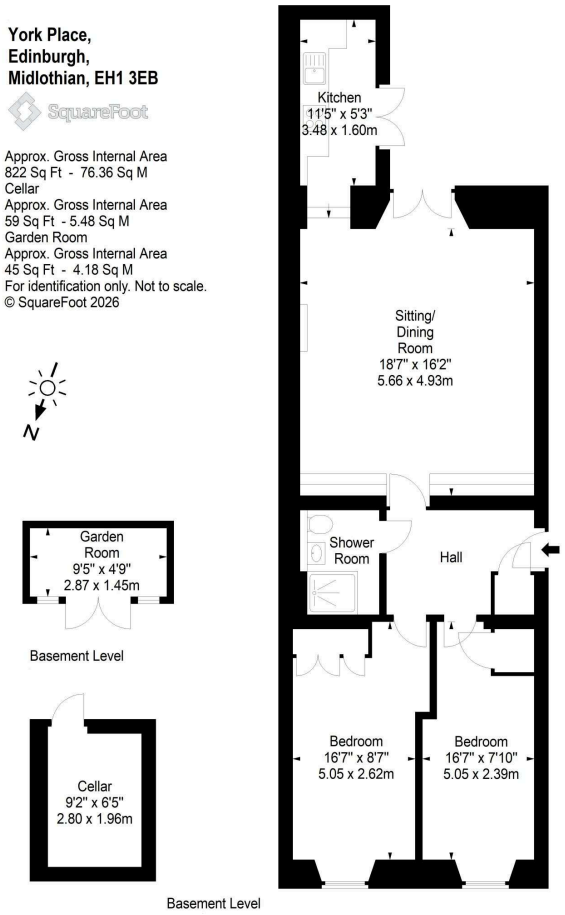




York Place,
Edinburgh,
Midlothian, EH1 3EB

SquareFoot

Approx. Gross Internal Area
822 Sq Ft - 76.36 Sq M
Cellar
Approx. Gross Internal Area
59 Sq Ft - 5.48 Sq M
Garden Room
Approx. Gross Internal Area
45 Sq Ft - 4.18 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Extras
All fitted carpets & fitted floor coverings, curtains, wall-mounted gas fire, induction hob, electric oven, cooker hood, dishwasher, fridge/freezer, washing machine, tumble dryer and large mirrored storage cupboard in the shower room.

Buses
From York Place – 10, 11, 106, 113 & 124. From Leith Street – 7, 8, 14, 15, 16, 25, 28, 29, 31, 37 & 49. York Place is also located on the tram line between Newhaven and Edinburgh Airport.

Shops
Located minutes from the St. James shopping complex and Princes Street. Large supermarkets are Tesco at Canonmills, Lidl on Easter Road, Waitrose at Comely Bank and Morrison's at Piershill.

Schools
Broughton Primary School, St. Mary's RC Primary School, Drummond Community High School and St. Thomas of Aquin's RC High School.

Parking
Residents permit parking is available in the adjacent streets.

Council Tax Band E

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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21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk