

campbell
smith

12 Bangholm Bower
Avenue,
Edinburgh,
EH5 3NS



- Beautifully presented traditional Lower Villa located in a quiet cul-de-sac position in popular Trinity
- Single garage and unrestricted on-street parking
- Mature, well stocked, enclosed private front and rear gardens
- Stylishly upgraded by its present owners
- Excellent local amenities and facilities
- Three bedrooms
- Bay windowed lounge with feature wood-burning stove
- Quality fitted kitchen/dining room with integrated appliances
- Luxury bathroom with white suite & 'rainfall' shower
- Cloakroom/WC
- Entrance vestibule
- Reception hall
- Excellent storage

Offers Over : £550,000













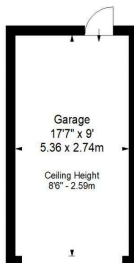
Bangholm Bower Avenue,
Edinburgh,
Midlothian, EH5 3NS



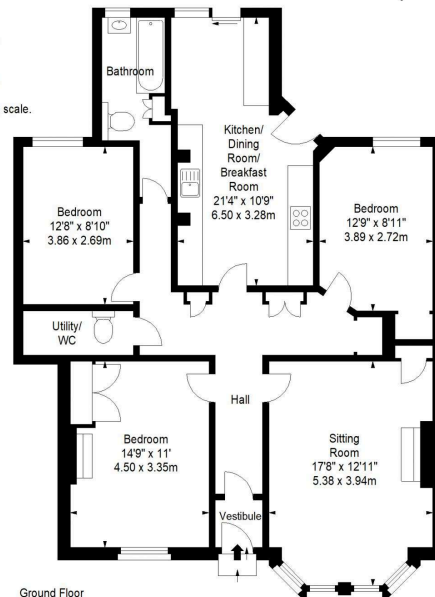
Approx. Gross Internal Area
1142 Sq Ft - 106.09 Sq M
Garage & Store
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



Ground Floor

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

All fitted carpets & fitted floor coverings, blinds, wood-burning stove, gas hob, electric double oven, cooker hood, washing machine, dishwasher & fridge/freezer.



Buses

On Ferry Road - 14, 21 & 23. From Inverleith Row - 8, 9, 23 & 27



Shops

Sainsbury's Local on Craighall Road, Asda at Newhaven, Morrisons on Ferry Road, Marks & Spencer Food at Stockbridge, Waitrose at Comely Bank and Tesco at Canonmills.



Schools

Wardie Primary School, Holy Cross RC Primary School, Trinity Academy High School and St. Thomas of Aquin's RC High School.



Parking

Single garage to the rear, accessed via a private lane and direct access to and from the enclosed private rear garden. Unrestricted on-street parking is also available on Bangholm Bower Avenue



Council Tax Band F



EPC D



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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