cameron stephen
& co.



27/10 (3F2) Gibson Terrace
Edinburgh
EH11 1AT

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Third Floor Flat











accommodation

- Entrance hall
- Sitting room / dining room
- Kitchen
- Double bedroom
- Shower room

features

- Security entry phone system
- Gas central heating
- Double glazing
- Communal garden
- Ideal first time buyer flat

description

Beautiful top floor flat in a traditional tenement building, adjacent to the Union Canal. Pictureseque location which means you walk into the City with relative ease. The accommodation comprises entrance hall with storage cupboard, sitting room / dining room with press cupboard and feature fireplace and ample space for a dining table or a work from home desk, fitted kitchen with oven, hob, microwave, and fridge, double bedroom with fitted wardrobes and modern shower room with white three piece suite and thermostatic shower fitting in a walk in shower enclosure. The property benefits from views towards the Union Canal walkway, security entry phone, double glazing, gas central heating and communal gardens. Early viewing is highly recommended.

EPC:
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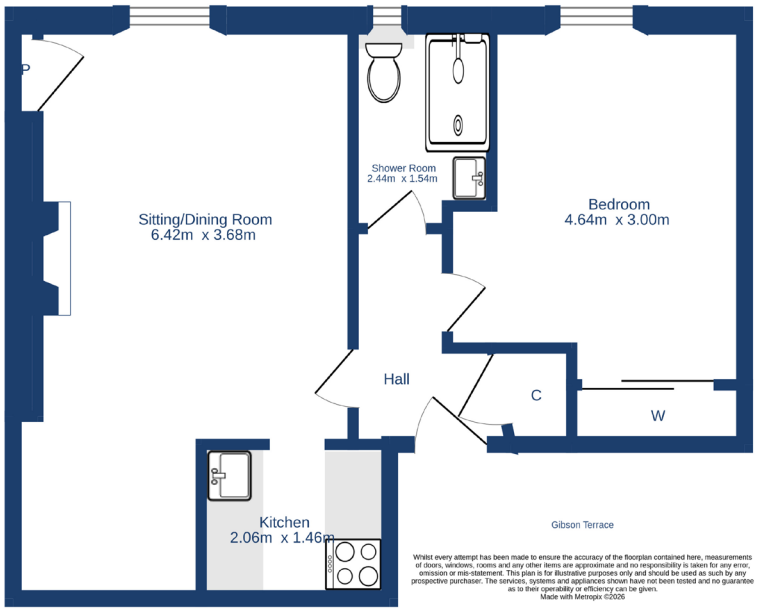
Home Report
Value: £190,000

Items to be included:

Fitted carpets, ceiling light fittings, blinds, oven, hob, microwave and fridge.



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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cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234
property@cameronstephen.co.uk
www.cameronstephen.co.uk