



13 Campion Road, Edinburgh, EH16 4FA
Offers over £280,000



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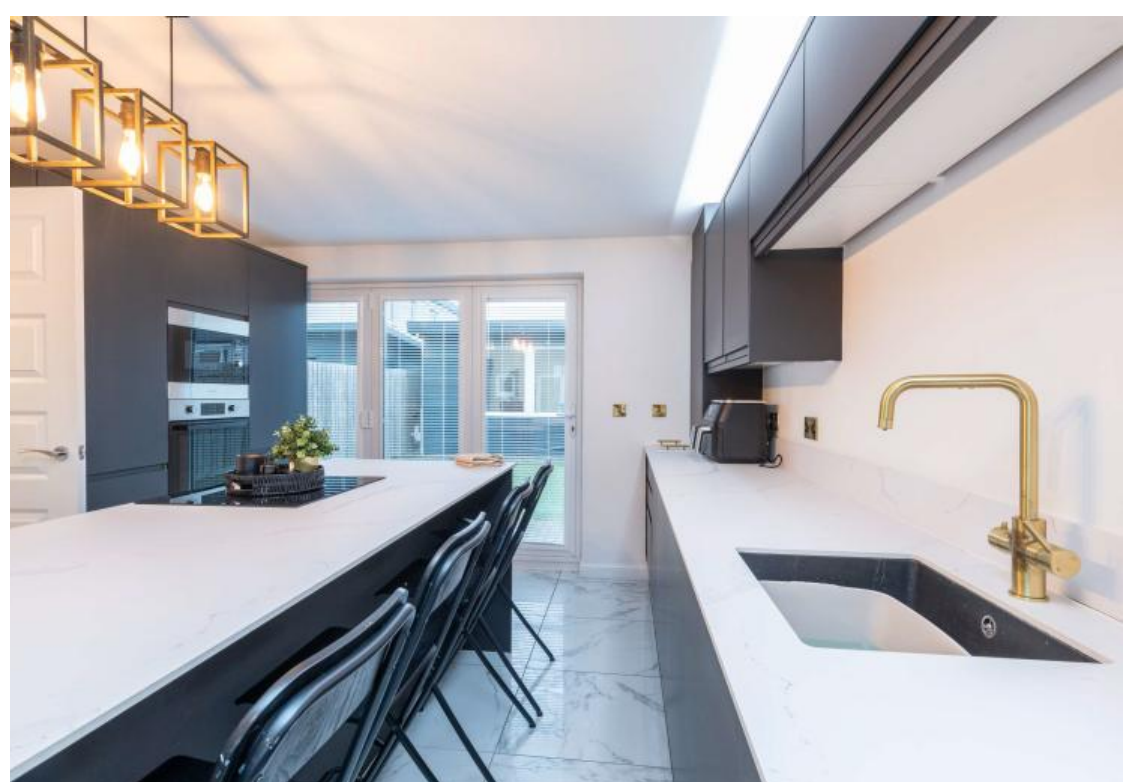
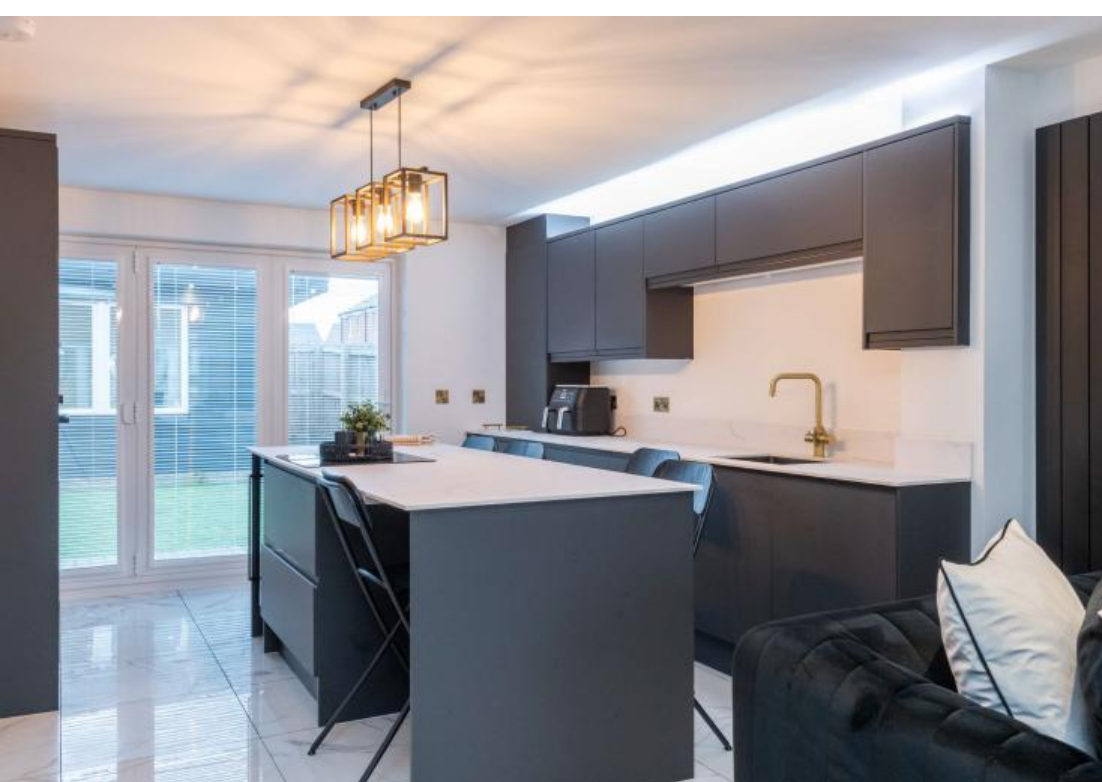
This beautifully presented three-bedroom home has been finished to an exceptional standard throughout, offering stylish, contemporary living with thoughtfully designed spaces.

The heart of the home is the stunning open-plan kitchen and living area, flooded with natural light and finished with elegant marble tiling across the ground floor.

The sleek, modern kitchen features fully integrated appliances, clean lines, and a striking island with breakfast bar seating — perfect for both everyday living and entertaining.

Bi-fold doors open directly onto the garden, seamlessly connecting indoor and outdoor spaces, while a separate utility room just off the kitchen adds valuable practicality.



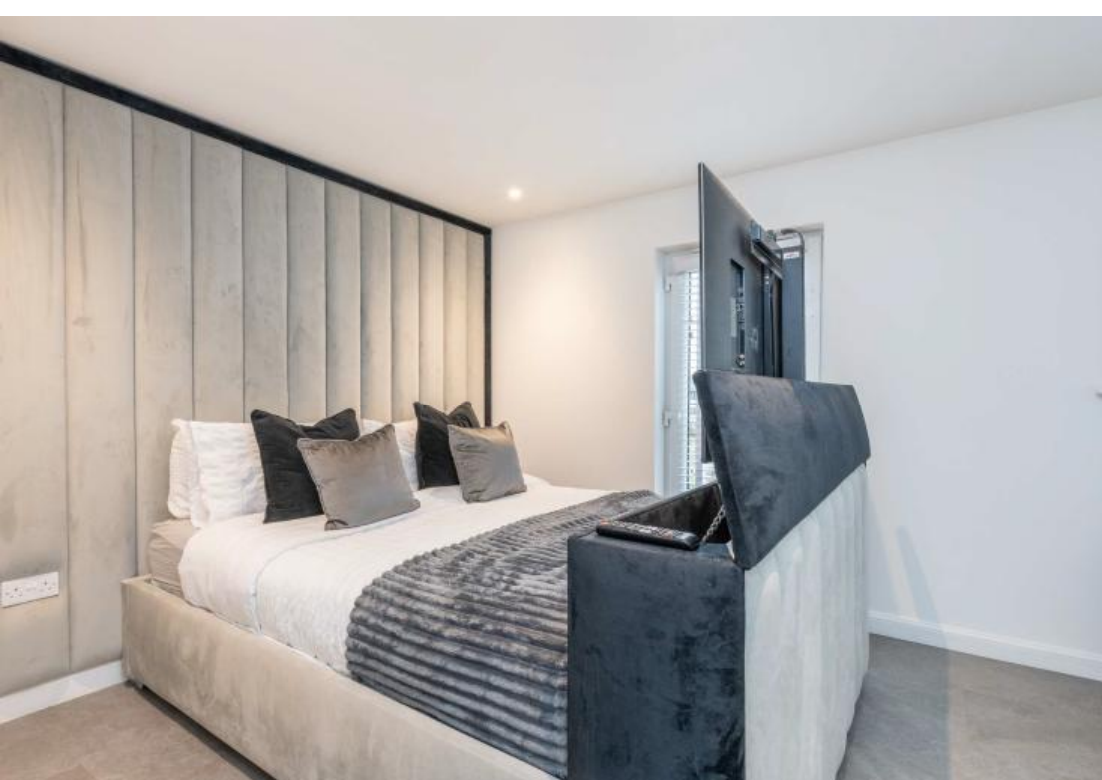




A convenient downstairs WC further enhances the functionality of the ground floor.

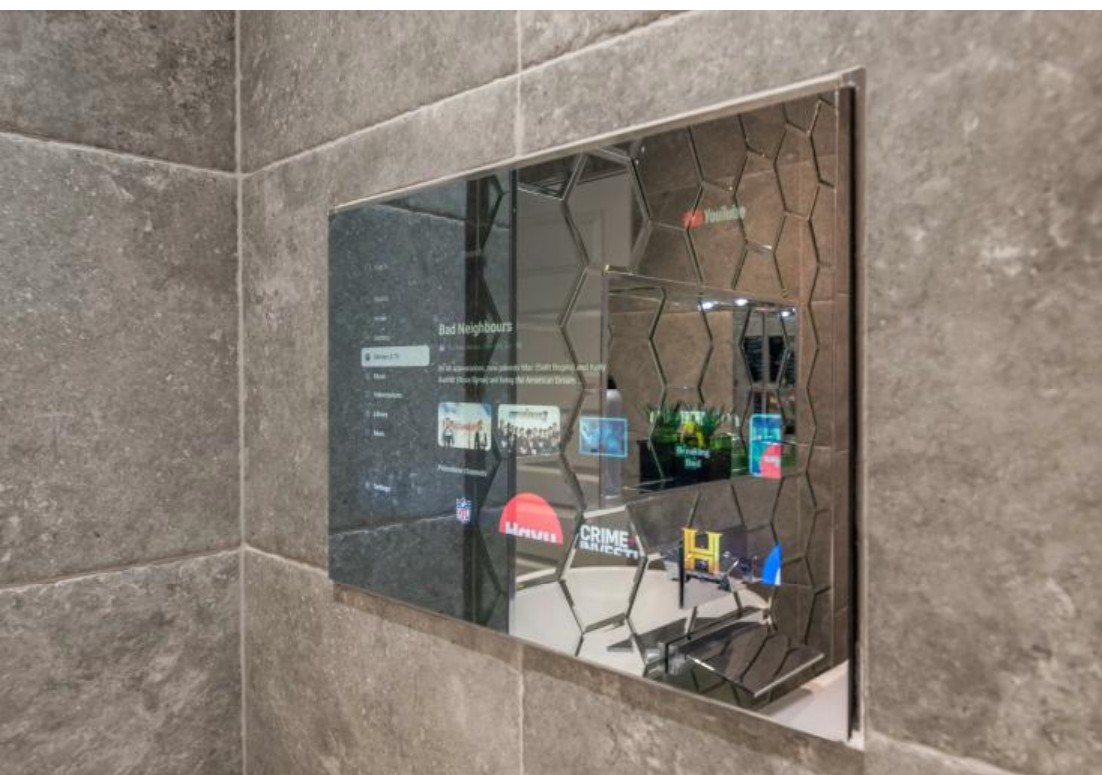


Upstairs, the property offers two generous double bedrooms and a well-proportioned single bedroom, all sharing a truly impressive, recently renovated family bathroom.





Designed with luxury in mind, the bathroom features a standalone bath, a built-in flat-screen TV, and a modern waterfall shower, creating a spa-like retreat





The private rear garden is a real highlight, boasting a fully equipped outbuilding complete with electricity and water, finished to the same high standard as the main house. Currently operating as a hair salon, this versatile space would suit a home office, studio, gym, or creative workspace.



Combining contemporary design, high-quality finishes, and flexible living spaces, 13 Campion Road is a standout home ideal for modern living.



2 | 13 Campion Road,
Edinburgh EH16 4FA

Approx. Gross Internal Area:
990.28 Sq Ft (92 Sq M)

For identification purposes only. Not to scale.



Campion Road is situated in a well-established and popular area of south Edinburgh, known for its attractive residential streets, excellent amenities, and strong sense of community. The area benefits from a wide range of local shops, cafés, and everyday services, with larger retail options and supermarkets also within easy reach. Well regarded schooling is available nearby at both primary and secondary level, making the location particularly appealing to families. For outdoor enthusiasts, there are a number of green spaces and walking routes close at hand, providing a welcome balance of city living and open space. The property is well positioned for access to Edinburgh city centre, with regular public transport links offering convenient connections, while major road routes are easily accessible for commuting further afield. This combination of convenience, amenities, and residential appeal makes Campion Road a highly sought-after location.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.