

COULTERS[©]

WELCOME TO:

CAMMO PLACE

1 Cammo Place, Cammo, Edinburgh, EH4 8EN



CAMMO PLACE AT A GLANCE:



Residential Cammo location



Detached property on corner plot



Potential for extension/loft conversion



Cramond beach nearby



Wrap-around gardens



Driveway and single garage

EXTRAS:

The blinds, carpets, fitted floor coverings, fridge/freezer and integrated cooker and hob are all included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Situated on a desirable corner plot in a quiet residential area of Cammo is this four-bedroom detached property with garden, garage, and driveway. It boasts bright and appealing accommodation over two floors and has superb potential for extension or conversion of the loft (subject to the necessary consents). It is ideally situated near to excellent local amenities, plentiful green spaces, and highly-regarded schooling. Offering quick access into the City Centre it will make a wonderful family home.

- Generous front-facing living room/dining room with living flame gas fire. Features neutral décor and French doors leading to adjacent carpeted study
- Bright kitchen/diner with patio doors out to the enclosed rear garden. The kitchen features attractive cream coloured shaker style wall and floor units alongside black marble effect worktops and integrated appliances including stainless steel extractor hood and oven
- Spacious principal double bedroom with a delightful front aspect, warm décor, and ample space for freestanding furniture
- Three further double bedrooms all offer plentiful natural light, appealing décor, and space for freestanding furniture
- A separate downstairs WC with washbasin
- Family bathroom with three-piece white suite including wall mounted shower
- Neat front garden and enclosed rear garden with lawn and patio area
- Loft with potential for conversion
- Driveway for two cars and large single garage
- Gas central heating and double glazing throughout





LOCATION, LOCATION, LOCATION:

Cammo is a highly sought-after residential area situated approximately five miles northwest of Edinburgh City Centre. A fantastic choice of outdoor pursuits and recreational activities can be enjoyed with the River Almond and Cammo Estate right on the doorstep. The Royal Burgess and Bruntsfield Links golf clubs, David Lloyd Health Club in Corstorphine and Cramond Beach are all nearby.

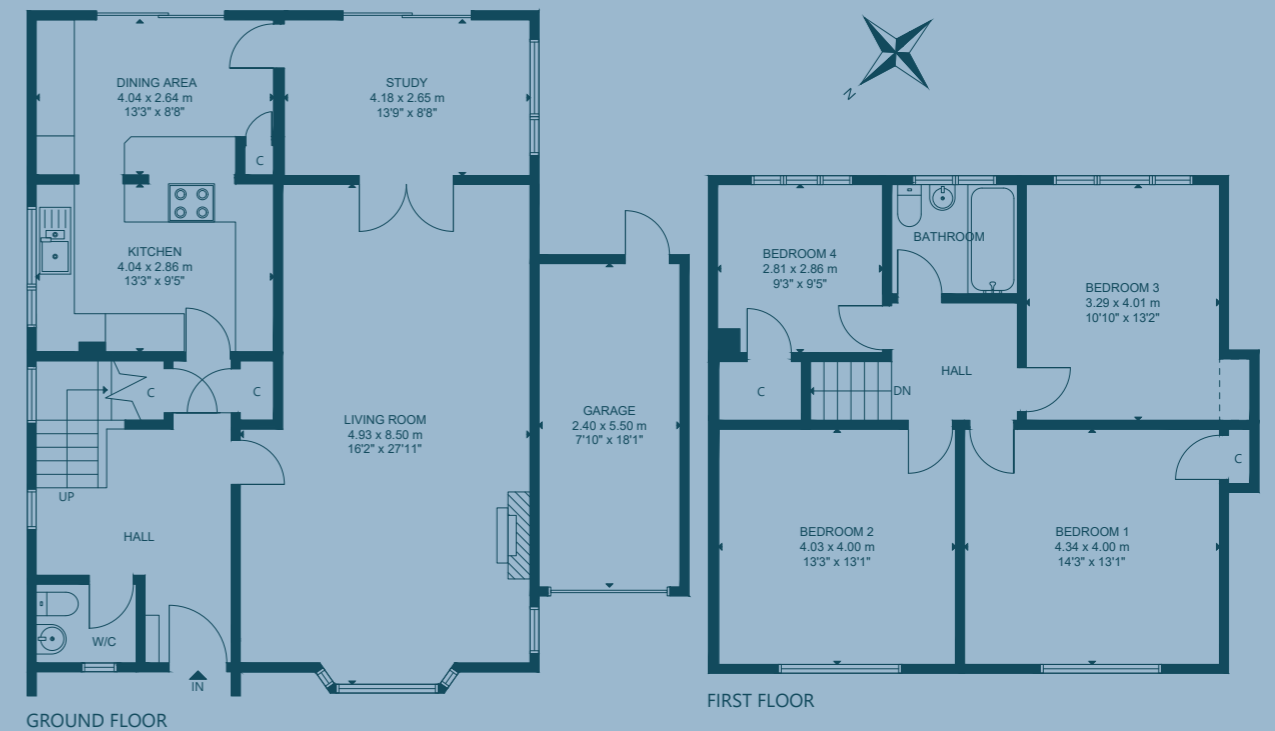
The area is well served by shopping facilities including both The Gyle and Craighleith Retail Park which are just a short drive away, whilst a convenient Scotmid and Tesco Express can be found more locally.

Cammo is well suited to commuters with regular bus services taking you into the City Centre from Barnton Junction in just twenty minutes, and it is an ideal location for the Queensferry Crossing, City Bypass, and Edinburgh International Airport.

Well-regarded schooling includes Cramond Primary School and The Royal High Secondary School, whilst Edinburgh private schools are within easy reach



FLOOR PLAN:



1 Cammo Place, Cammo, Edinburgh, EH4 8EN

Approx. Gross Internal Area

1,797 Sq Ft - 167 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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