










Offers Over

£475,000

2 Cammo Parkway

Cammo | Edinburgh | EH4 8EP

A superb and spacious extended detached family home set within beautiful mature gardens in the sought-after district of Cammo. The house offers the perfect opportunity for buyers to create their own 'forever home'. The property benefits from excellent school catchments, a range of local amenities with superb transport links close by.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – G



Description

Internally the accommodation comprises; a welcoming vestibule leading to an internal hallway with staircase, storage and a convenient WC; to the reception room with a front aspect bay window overlooking the front garden and glass doors lead to a formal dining area at the rear; the fitted kitchen is home to a range of wall and base units, integrated eye level oven, hob and hood with further space for other freestanding white goods. There is a pleasant and tranquil view to the rear garden, with further space for a small dining table and rear door. To the upper level is the main sleeping accommodation with two generous double bedrooms, one to the front and one to the rear with a third double bedroom benefitting from a unique corner window offering a great vista. The attic space has been fully floored and offers a great space for a home office, children's playroom or study area; the shower room is mostly tiled with a white two piece suite and corner glass cubicle with a modern electric shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property sits on a spacious mature plot, to the front is a large monoblock driveway suitable for multiple vehicles and leads to a lock up garage for great additional storage requirements. The front garden is highly decorative with an area of lawn bordered by mature plants and shrubbery adding extra privacy. To the rear is an expansive lawn surrounded by secure fencing, dotted with mature trees and shrubbery, the garden really is a haven for children and pets to play. Outside the rear door is a patio area enhancing the garden space for outside entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





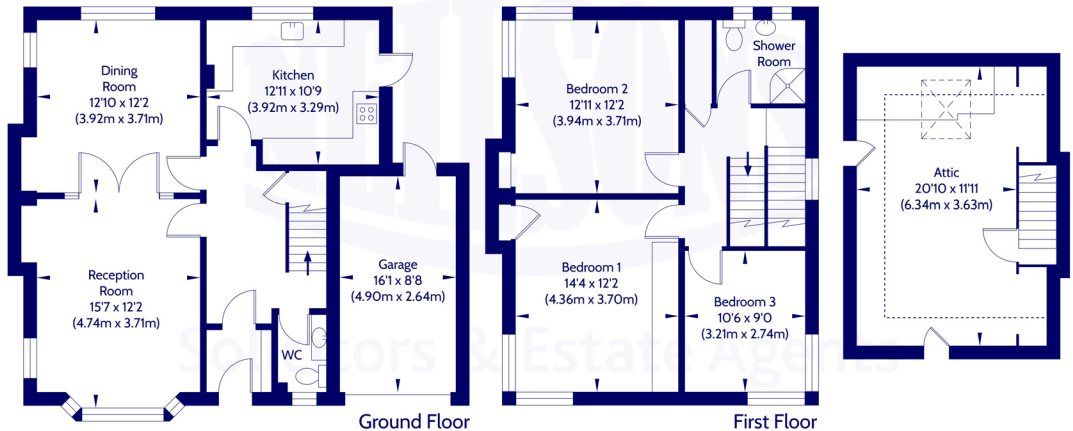
Location

Situated on an established and mature residential street in the highly desirable district of Cammo, the property is in an ideal location for family life. Cammo is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally and a wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City





Approx. Gross Internal Floor Area 119.44 Sq M / 1286 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

